



105 Baberton Mains Drive,
Edinburgh EH14 3DA



An extended semi-detached house which offers a lovely family home benefitting from a garage and driveway

 4 Bed  1 Bath  1 Reception

An extended semi-detached house which boasts a fully enclosed garden to the rear, garage and driveway, located in the popular area of Baberton. This delightful property offers a lovely family home which enjoys views from the first floor towards the Queensferry Crossing. In brief the accommodation comprises; entrance porch, hall, sitting room with feature fireplace open plan to the dining room, fully fitted kitchen with door to the rear garden, principal double bedroom enjoying lovely views, two further double bedrooms, fourth bedroom with storage cupboard, and shower room. Please note that no warranty will be given for the systems and appliances – they are sold as seen.

Features

- Entrance porch
- Hall
- Sitting room
- Dining room
- Fully fitted kitchen
- Four bedrooms
- Shower room
- Gas central heating
- Double glazing
- Garage and driveway
- EPC Rating D

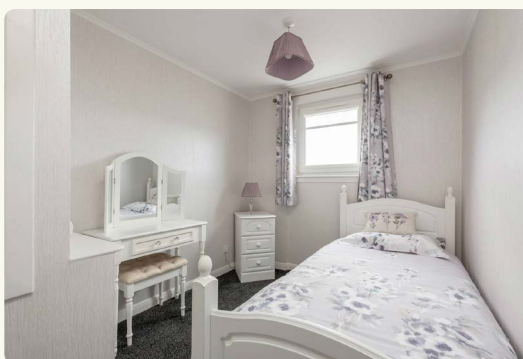
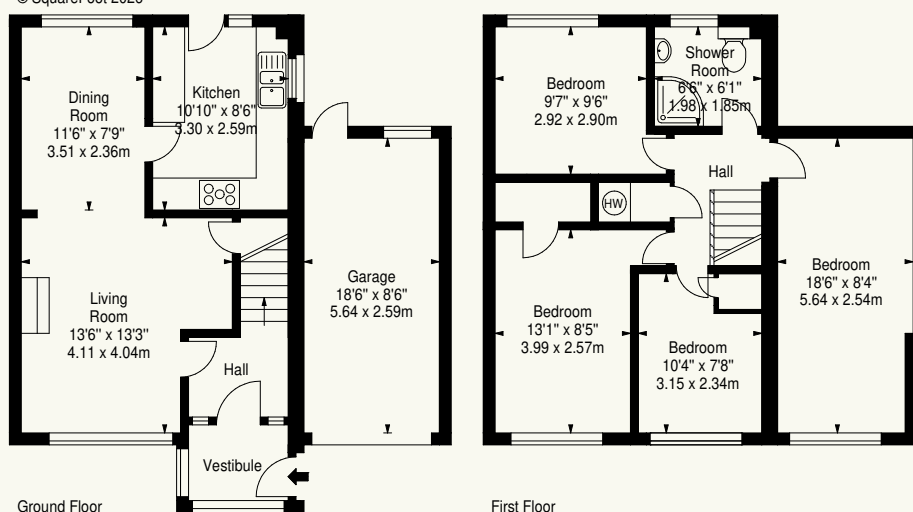
Offers Over £345,000

Baberton Mains Drive,
Edinburgh,
Midlothian, EH14 3DA



SquareFoot

Approx. Gross Internal Area
1054 Sq Ft - 97.92 Sq M
Garage
Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Baberton is a sought after residential area located to the south west of the city centre within minutes of excellent road and rail links. It is a popular and attractive place to live particularly suited to family living. The local schools have an excellent academic reputation and both Heriot Watt and Napier Universities are within close proximity, as is Edinburgh College Sighthill Campus. There is a range of independent shops in the neighbouring village of Juniper Green and the Gyle Centre/Hermiston Gait play host to a

number of High Street names including Marks & Spencer and a large branch of Tesco. Leisure options include golf courses, a wide range of activities and a swimming pool at the local leisure centre, a private gym and a multi screen cinema. The Pentland Hills Regional Park offers endless opportunities for hill walking, cycling and running, as does the nearby Union Canal towpath. Edinburgh International Airport, the city by-pass and the central motorway network are all readily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen. Please note that no warranty will be given for the systems and appliances – they are sold as seen