

Peebles

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Offers over £300,000

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212 Baberton Mains Drive, Edinburgh, EH14 3EA



Set within a well-established neighbourhood on the western edge of Edinburgh, this appealing home offers a wonderful combination of space, comfort and convenience. Thoughtfully arranged for modern living, the property provides bright, practical accommodation alongside private garden grounds, creating an ideal setting for families, couples or professionals alike. With everyday amenities nearby, excellent transport links into the city and the open green spaces of the Pentland Hills within easy reach, it offers the best of both worlds, balancing city living with access to the outdoors

Accommodation

GROUND FLOOR

- * Welcoming entrance porch
- * Bright dual aspect living / dining room with patio doors to the rear garden and stairs to the first floor
- * Modern galley style kitchen with range of integrated appliances and patio doors accessing the rear garden

FIRST FLOOR

- * Upper landing
- * Three double bedrooms all with integrated wardrobes
- * Contemporary shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Garage with up-and-over door
- * Driveway
- * Beautifully landscaped mature garden grounds to the front and rear incorporating patio areas and lawn.
- * Timber shed

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Approximate Gross Internal Area = 87.2 sq m / 939 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 99.8 sq m / 1075 sq ft

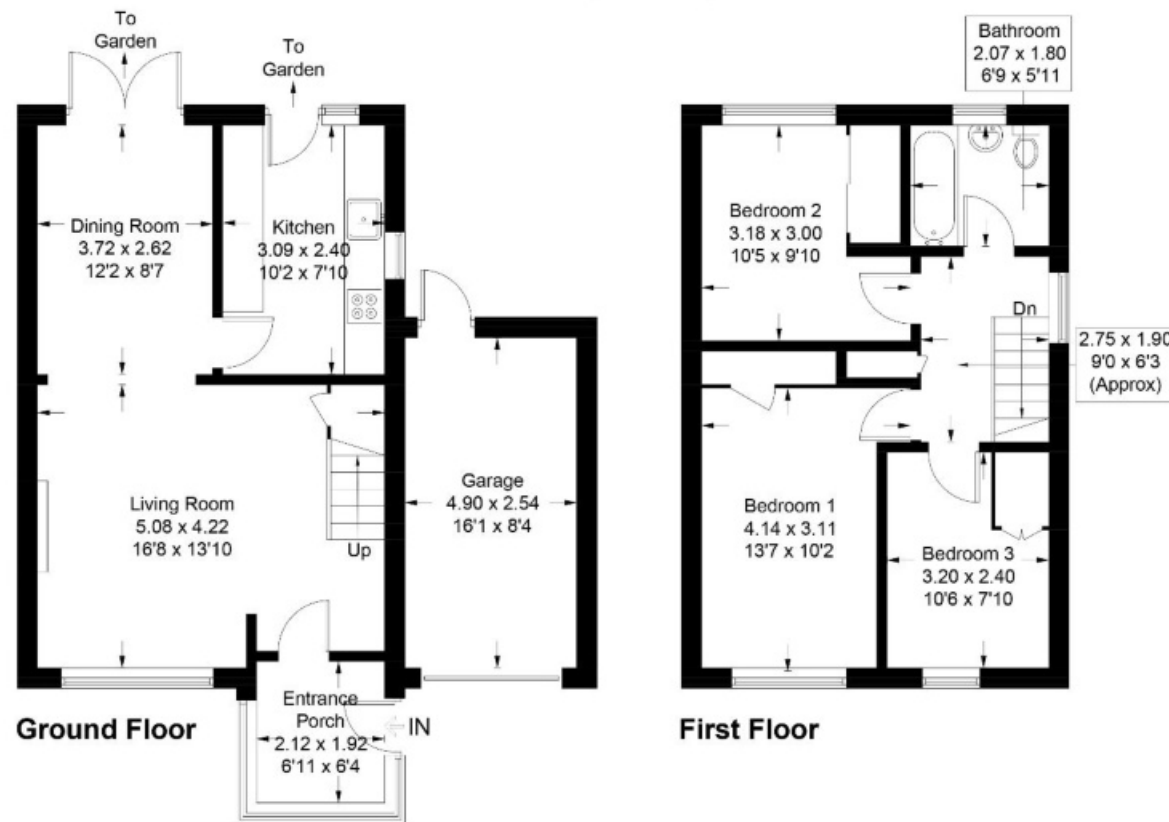


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334774)

Situation

Enjoying a peaceful setting on the south-western edge of Edinburgh, Baberton offers the best of both worlds, combining a suburban feel with excellent connections to the city centre. The area is particularly popular with families and professionals alike, thanks to its wide range of everyday amenities, well-regarded schooling and convenient commuter links. Nearby shopping facilities cater for daily needs, while larger retail and leisure destinations are within easy reach. For those who enjoy an active lifestyle, miles of walking and cycling routes can be found in the nearby Pentland Hills, with parks, golf courses and green open spaces all close at hand. Excellent road, rail and bus connections make travelling across Edinburgh and beyond straightforward, whether commuting for work or exploring further afield.

Fixtures and Fittings

All fixtures and fittings, including light fittings, integrated appliances, blinds, shed and rotary washing line are included in the sale where

applicable.

Services

Mains electricity, gas, water and drainage

EPC

Band C

Council Tax

Band E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.