



Solicitors & Estate Agents



Offers Over

£270,000

54 Baberton Mains Way

Baberton | Edinburgh | EH14 3HJ

An exceptionally appealing semi-detached villa, forming part of an established residential street in popular Baberton and enjoying a peaceful, mature tree backdrop.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway
-  Gardens
-  EPC rating – C
-  Council tax band - D



Description

The property is presented in attractive move-in condition throughout and offers a well-proportioned and flexible living space, well suited to growing families and professional couples looking for a versatile home with room to grow.

The ground floor briefly comprises; entrance hallway with stair to the upper level, comfortable dual aspect reception/ dining room with attractive wood flooring and fresh neutral décor, open plan to a well-equipped kitchen which has been fitted with an excellent variety of base and wall mounted units, coordinated wipe-clean worktops and a range of integrated appliances. Just off the dining space you have a substantial west facing conservatory, spanning nearly the full width of the house and offering a peaceful additional reception room which has been fitted with heating and boasts pleasant leafy views of the back garden.

On the upper level you have the generous principal bedroom with fitted wardrobes and an additional built-in storage space, a further well-proportioned double bedroom, and the main family bathroom with three piece white suite, splash tiling and shower.



Extras

All light fittings, curtain poles, integrated appliances and any fixtures will be included.

Gardens and Parking

To the front of the house is a vibrant mature garden, packed with a variety of shrubs and small trees, whilst a driveway provides excellent off-street parking. The rear garden has a lovely peaceful feel and backs on to mature trees and the nearby Baberton Golf Club.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

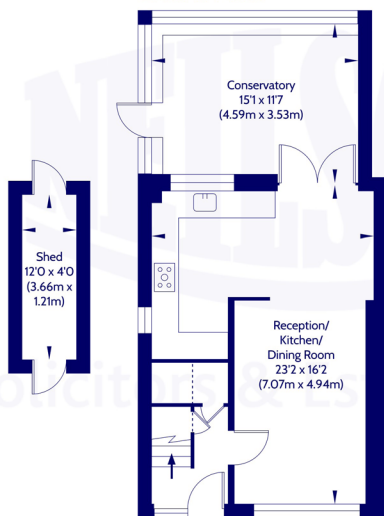
Baberton is a sought after residential district lying to the southwest of the city centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, both providing a more extensive range of shopping outlets. The area is well served by frequent public transport serving the city centre and surrounding areas. Good schooling at all levels can be found locally. There are a fabulous variety of delightful outside spaces and leisure facilities close at hand including the neighbouring Baberton Golf Club, Spylaw Public Park and Colinton Dell where walking and cycling can be enjoyed through spectacular mature woodland.



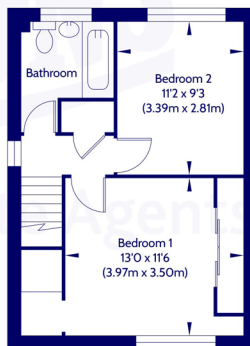


Approx. Gross Internal Floor Area 85 Sq M / 916 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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