

254 Baberton Mains Drive

Baberton, Edinburgh, EH14 3EB



RALPH SAYER
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Welcome to a

beautiful family home

An upgraded four-bedroom semi-detached house in sought-after Baberton, offering spacious interiors finished to high standards, as well as a private tandem driveway and a family-friendly garden with a suntrap aspect.

Upgraded semi-detached

home with four bedrooms

This four-bedroom semi-detached house is a beautiful family home that has been lovingly upgraded. It features attractive interior design throughout, as well as modern fixtures and fittings, which include a high-quality kitchen, family bathroom, en-suite, and WC. It also boasts spacious living and dining areas, as well as excellent storage. Adding to the home's strong appeal, it further benefits from private parking for two cars and a south-facing rear garden with a dedicated garden office. Located in Baberton, this exceptional property also promises a desirable base for families, ensuring easy access to the surrounding green belt and Pentland Hills, and an easy commute into the city centre.

General Features

- An upgraded semi-detached house in Baberton
- Sought-after location in a family-friendly area
- Attractive interior design and modern finishings

Accommodation Features

- Welcoming entrance porch lit by a skylight
- Spacious living room with a large picture window
- Open-plan kitchen/dining room with French doors
- Utility room with adjacent store room and WC
- Three bright and spacious double bedrooms
- Versatile fourth bedroom with built-in storage
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with an overhead shower
- Floored (and lined) attic space for further storage
- Electric underfloor heating in the en-suite
- Gas central heating and double-glazed windows

Exterior Features

- Neat front lawn for added kerb appeal
- Enclosed rear garden with south-facing aspect
- Garden office and fixtures to accommodate a hot tub
- Private tandem driveway for two vehicles



A spacious

family home finished to high standards



You are warmly invited inside the property by a welcoming entrance porch lit by a skylight. It has space for coats and shoes and flows directly into the living area.

Enjoying a generous footprint and a large picture window, the living room promises space and a flood of natural light. On-trend grey décor elevates the airy ambience, while the mocha-toned flooring brings texture to the room.





There is also understairs storage, as well as a feature mantelpiece and hearth which form a delightful focal point for the room's arrangement. An open archway connects to the adjacent kitchen/dining room for a sociable flow of accommodation.

Elegant living space with a sociable

open flow



A stylish kitchen/
dining room

to bring everyone together



The kitchen and dining room share an expansive open-plan layout that spans the entire width of the property. It easily accommodates a large table and chairs, while twin French doors extend the space outwards into the south-facing garden – perfect for summer social events. Fitted with clotted-cream cabinetry and timber-toned worktops, the kitchen has a fashionable design too, which complements the room's aesthetic, pairing beautifully with the light decoration and stylish accent wall. Metro-style splashbacks and integrated appliances complete the modern look (oven, induction hob, extractor hood, fridge, and freezer).

“...while twin French doors extend the space outwards into the south-facing garden – perfect for summer social events.”





Utility room with adjacent store room and WC

Next door, a utility room brings further cabinet storage and a quiet setting for laundry. Additionally, it has a convenient WC, as well as a generous store room (formerly an integrated garage) that can also be accessed from the home's front.



A glass-framed staircase

rises from the living area up to a landing with a handy cupboard.
The four bedrooms extend from here, each enjoying modern décor and plush carpets.



The large principal bedroom also has the luxury of a contemporary en-suite shower room, complete with a WC suite, an illuminated mirror, a towel radiator, and a walk-in shower enclosure. Plus, this bedroom has access to a floored (and lined) attic for further storage.

Principal bedroom

with an en-suite shower room





Further accommodation



The principal, second, and third bedrooms are all bright and spacious doubles, whereas the fourth bedroom is a versatile space with built-in storage.

Bathrooms



A contemporary en-suite, family bathroom, and WC

In addition to the en-suite and WC, there is also a first-floor family bathroom. Like the en-suite, this three-piece bathroom has an attractive design enveloped by sandy-toned tiles. It also has a handheld and overhead shower.

For optimal comfort, the property has gas central heating, double-glazed windows, and electric underfloor heating in the en-suite.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, an undercounter dishwasher, and a washing machine to be included in the sale. The hot tub is available by separate negotiation.



A suntrap garden with a landscaped design



To the front, a neat lawn adds kerb appeal, set beside a tandem driveway providing off-street parking for two cars. Meanwhile, the rear garden is carefully landscaped, enjoying a generous patio stepping up to a central lawn that is backed by an established plant bed. It is fully enclosed by a high fence and boasts a south-facing aspect, capturing all-day sun. It can also accommodate a hot tub and features a timber-framed office outbuilding that brings style to the garden and further practicality.

Property Name

254 Baberton Mains Drive

Location

Baberton, EH14 3EB

● Ground Floor ● First Floor ● Externals

Approximate total area:

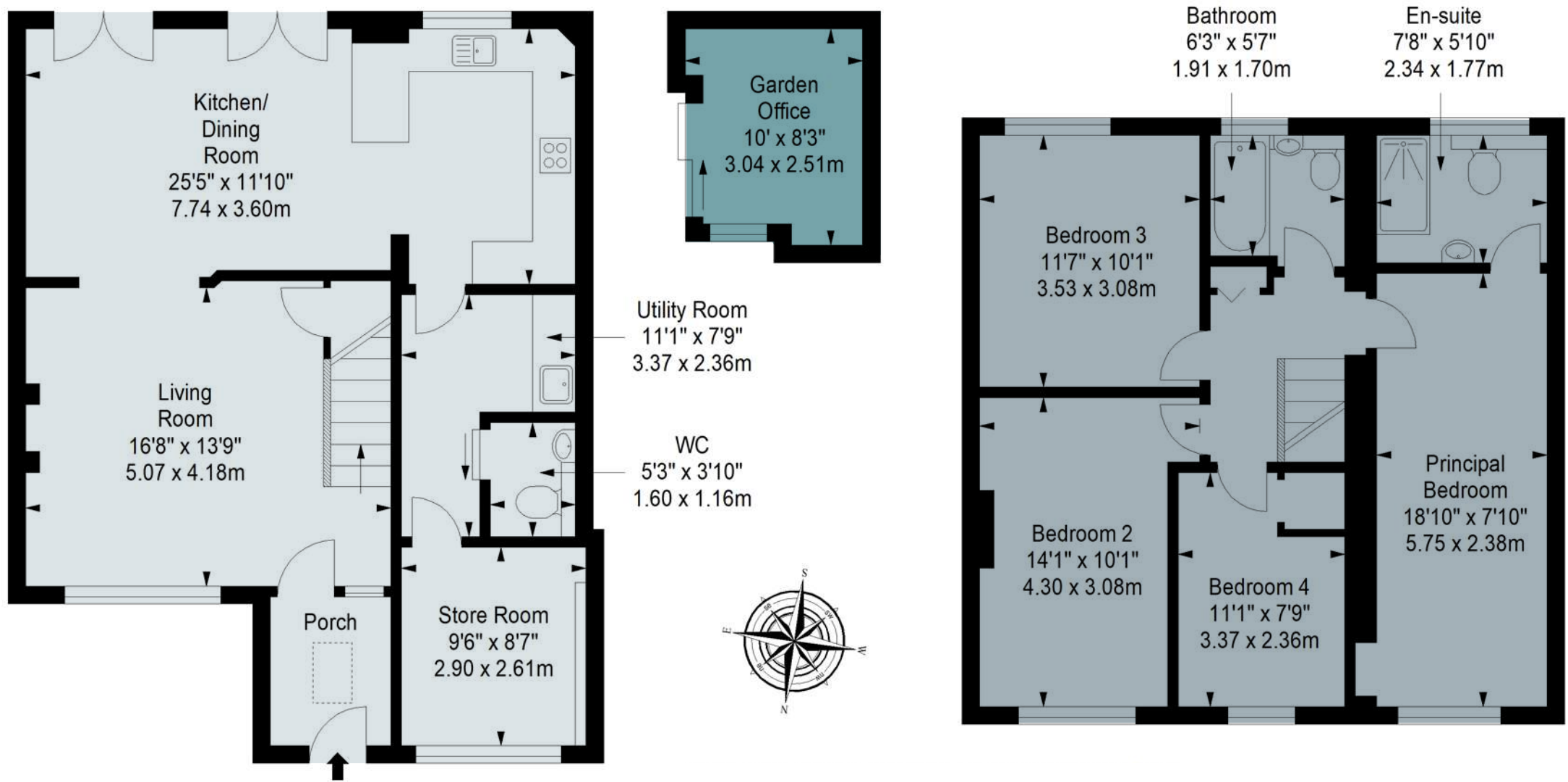
135.3 sq. metres (1456.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

EPC Rating - C

Council Tax Band - D

Home Report Value - £435,000





Baberton

Edinburgh

Positioned approximately six miles southwest of the city centre

Hugged by the Edinburgh Green Belt, the popular suburb of Baberton offers a leafy retreat for families and young professionals, with easy access to the attractions of the capital. A predominantly residential area, Baberton is served by good local services and amenities, ranging from a selection of supermarkets and leisure facilities (including a multi-screen cinema and a state-of-the-art gym) at Westside Plaza in neighbouring Wester Hailes to a more traditional village shopping experience in Juniper Green. Also just a short drive away, the Gyle Shopping Centre is home to an extensive range of high-street stores, supermarkets, as well as a selection of family restaurants. Residents

of Baberton are also spoiled for choice when it comes to outdoor pursuits, including golfing at Kingsknowe and Swanston golf clubs, or hiking, mountain biking and snow sports in the Pentland Hills Regional Park. Baberton is within the catchment area for excellent local schools, at nursery, primary and secondary level, and served by bus links travelling across the city, as well as frequent rail services between Edinburgh and Glasgow from Wester Hailes station. Baberton is also just a few minutes' drive from Edinburgh City Bypass, offering convenient access to Edinburgh International Airport and the M8/M9 motorway network.



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dream property!



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