



45 Baberton Mains Park,
BABERTON | EDINBURGH | EH14 3DX


warners
solicitors & estate agents



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Warners are delighted to offer to the market this attractive two-bedroom terraced house, pleasantly situated within the popular residential street of Baberton Mains Park. Offering well-proportioned accommodation over two levels, the property would make an ideal home for first-time buyers, couples or a small family and benefits from a private rear garden, separate garage and useful summer house.

The accommodation comprises a welcoming entrance hallway, bright and spacious living/dining room with excellent space for both relaxing and entertaining, and a well-appointed kitchen. Upstairs are two comfortable double bedrooms, both offering useful fitted storage, together with a modern bathroom with great size walk in shower. The property benefits from double glazing and gas central heating.

Externally, the property enjoys a private rear garden, with a summer house which is supplied with electricity, providing an excellent additional space for working from home, hobbies or storage. There is on-street parking available to the front, while a separate garage/lock-up to the rear provides valuable secure storage and parking. Baberton is a popular residential area, offering a range of local amenities, schools and excellent transport links, with easy access to Edinburgh City Centre and surrounding areas.

- Attractive two-bedroom terraced house
- Spacious living/dining room
- Well-appointed kitchen
- Private rear garden with electric-powered summer house
- Separate garage/lock-up to the rear
- Popular Baberton location with excellent transport links

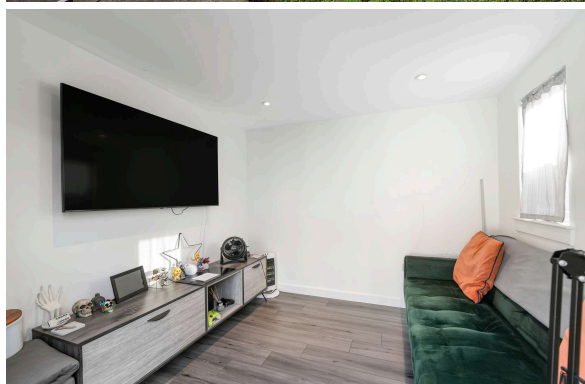
Energy Rating C, Council Tax Band D.

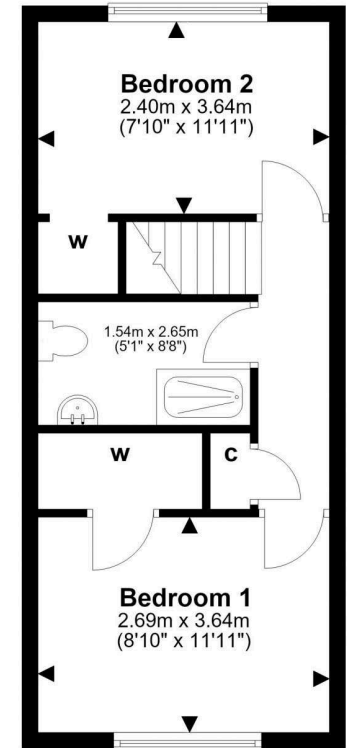
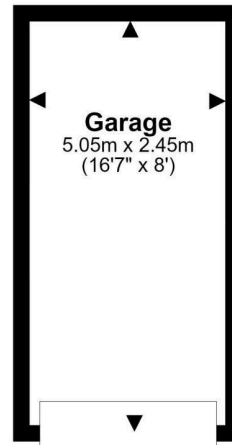
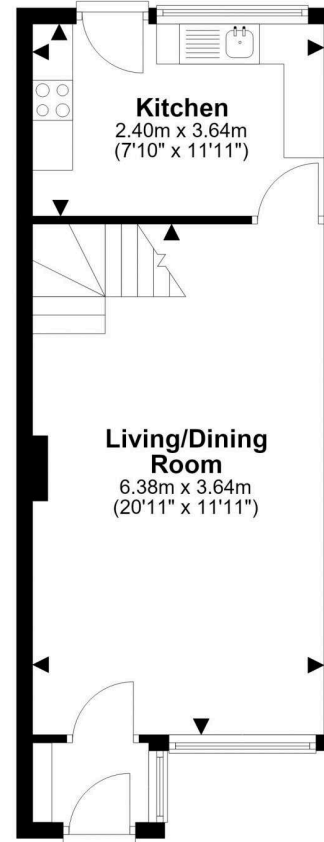
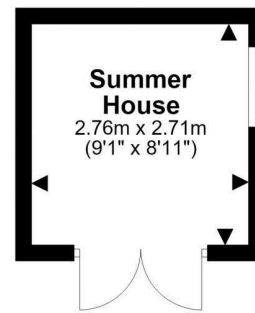
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



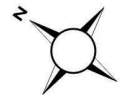
All fixtures, fittings and kitchen appliances will be included.

Baberton is a popular residential area located to the south west of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle, Hermiston Gait and Sighthill Centres, in addition to small local shops at neighbouring Juniper Green. Leisure facilities include a multi-screen cinema at the Westside Plaza, the local golf course and walking in the Pentland Hills. Both the Lanark Road and City Bypass are close at hand, allowing access into the City Centre and to the Airport and the central motorway network and there is a railway station at nearby Wester Hailes. The location of the property is particularly convenient for those connected to Heriot Watt's Riccarton Campus and Napier University at both Sighthill and Craiglockhart.





First Floor



Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.