



SEMI DETACHED 3 BEDROOM HOUSE - OFFERS OVER: £330,000

312 BABERTON MAINS DRIVE, EDINBURGH EH14 3EN

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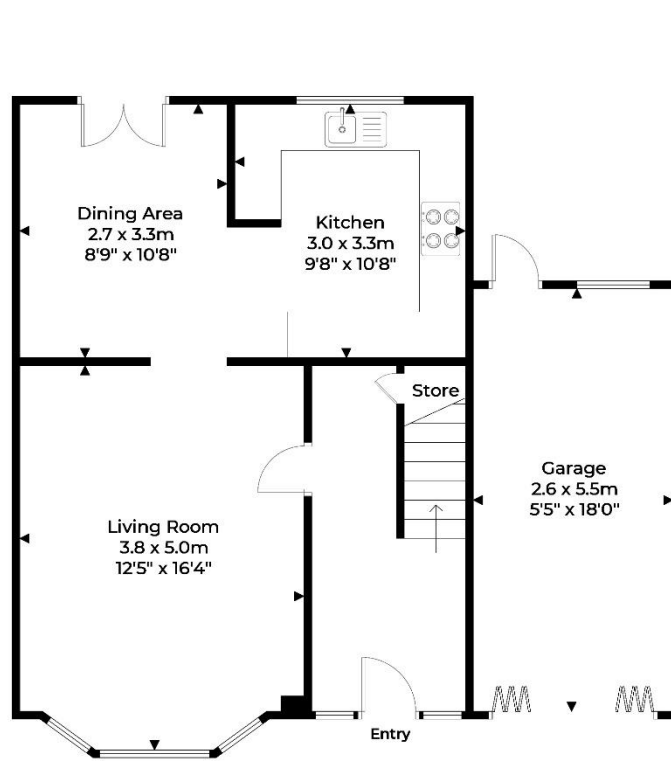




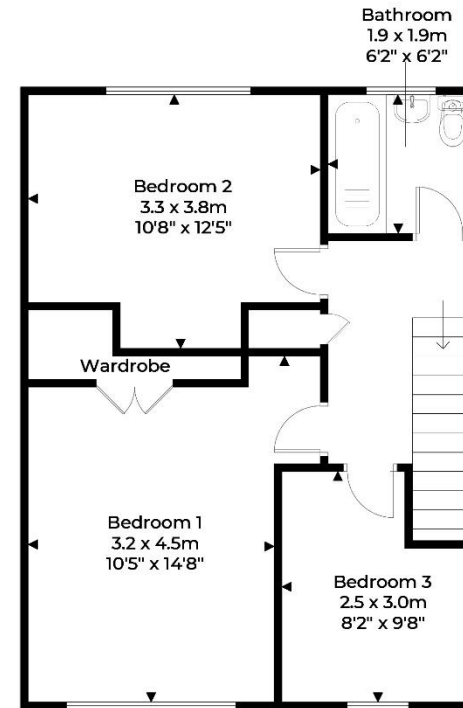




312 Baberton Mains Drive, Edinburgh EH14 3EN
Approximate Gross Area
113 sq m / 1216 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.

This immaculate semi detached three bedroom family home is situated in a tranquil suburb of the City but just a short distance from shops, schools and excellent public transport links. The property is energy efficient, double glazed and has gas central heating with combi boiler.

This luxurious home has been tastefully decorated and upgraded and is in excellent, move in condition. There is a private garden and driveway to the front plus a generously sized single garage which leads through to a lovely south facing garden to the rear.

Two steps lead up to a secure upvc door with glass side panels. This opens into a hallway and stairway with storage cupboard below.

A doorway to the left leads into a bright and spacious lounge where there is laminate flooring and a large picture window overlooking the front garden. There is an original feature fireplace which could easily be reinstated.

An archway leads through to a lovely, modern, open plan dining room and kitchen. The dining area has laminate flooring and double patio doors opening out onto the rear garden. The modern fitted kitchen has off white timber wall and base units with black laminate worktops. There is an integral fridge freezer, electric oven/grill and electric ceramic hob with extractor hood above. The stainless steel sink sits below a large window overlooking the rear garden and there is room for a dishwasher and washing machine below the worktops here.

Upstairs there are two generously sized double bedrooms and a single room with built in wardrobes and storage units. The family bathroom is tiled, has a white suite, a sink with vanity unit and an electric Mira shower over the bath.

The front garden is laid out with lawn and borders, whilst the lovely rear garden is enclosed by timber fencing and consists of a timber patio area, lawns, borders, a wildlife pond and mature shrubs. The garden is south facing and is ideal for catching the afternoon and evening sun. An image of the garden in summer illustrates what a wonderful asset this outdoor space provides.

Baberton is a quiet and peaceful suburb to the west of the city and lies within the catchment area of Currie High School, which is a short bus ride away. Juniper Green Primary is just a short walk from the property, as is the picturesque village of Juniper Green, where there are shops, cafes and other amenities. There are several excellent bus links into the city, which take about 25 minutes. The City bypass is nearby and this allows swift connection to the Airport, Glasgow and Fife. Also within easy reach are a good selection of supermarkets and shopping centres nearby.

Council Tax Band -E

Directions:

Take exit Baberton Jct from The City of Edinburgh Bypass/A720. Follow Baberton Mains View to Baberton Mains Drive or click on link below for map:

<https://www.google.com/search?q=312+babertoin+mains+drive%2C+edinburgh+eh14+3en&rlz=1C1OKWMeGB797GB847&oq=312+babertoin+mains+drive%2C+edinburgh+eh14+3en&aqs=chrome..69i57j0i546j0i30i546l2j0i546l2.9250j0j7&sourceid=chrome&ie=UTF-8>

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.

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