



7 Baberton Mains Crescent
BABERTON | EDINBURGH | EH14 3DY


warners
solicitors & estate agents



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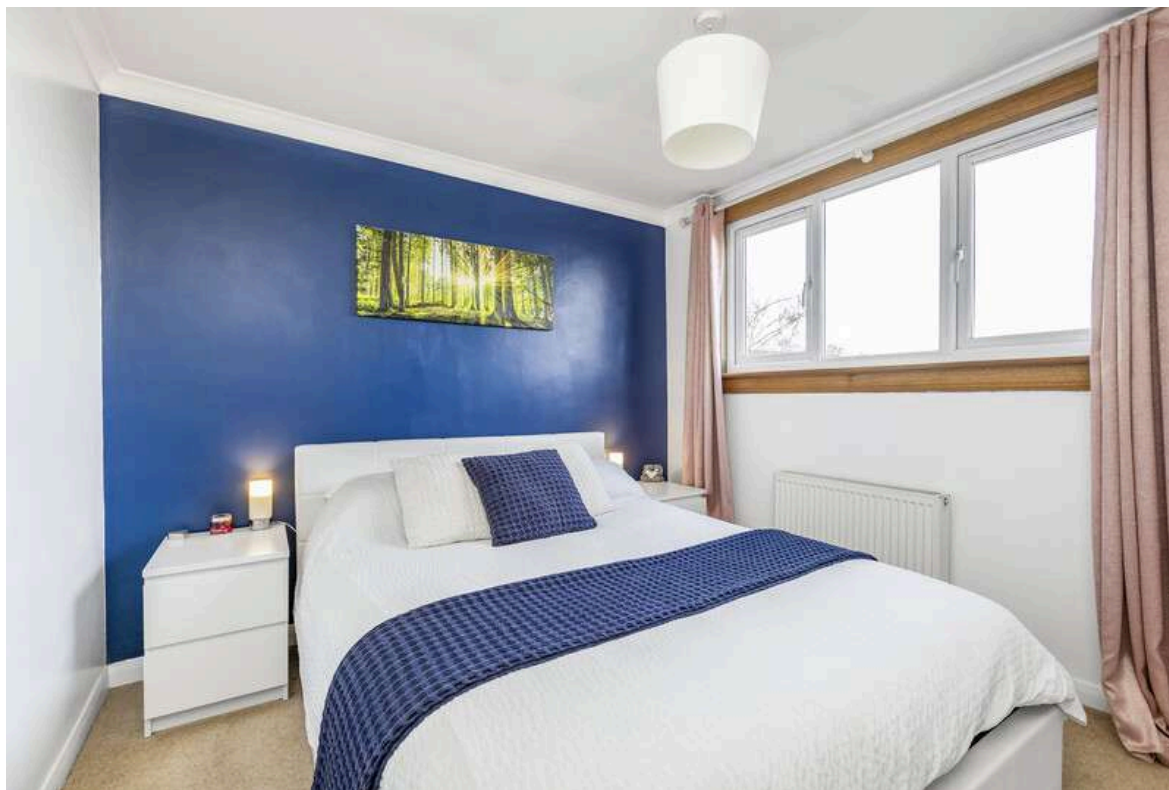
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Warners are delighted to present to market this superb three bed semi-detached chalet style villa, boasting views towards Fife and bridges, large private driveway and enclosed rear garden. This fantastic home offers light and spacious accommodation over two levels and enjoys an extremely convenient location on a mature residential development, close to a varied range of amenities and good road links set in the ever popular area of Baberton.

The property is offered to the market in excellent decorative order throughout and has the added advantage of a single garage with carport, making this an ideal family home. Early viewing is recommended! The property comprises: -

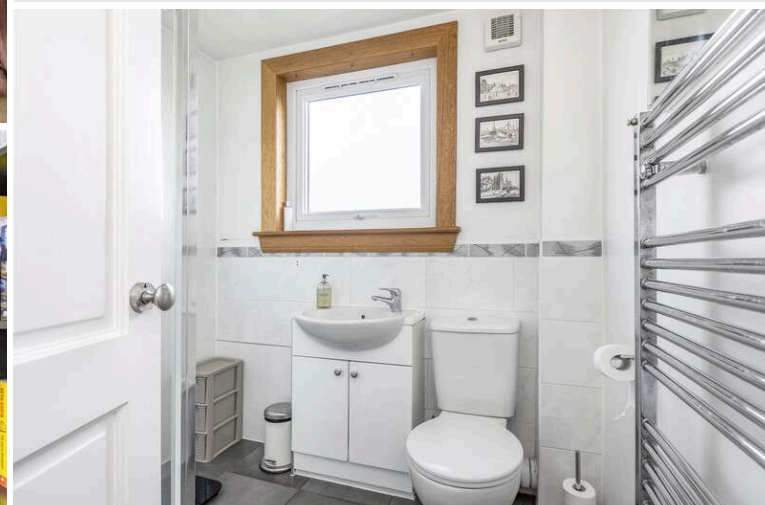
- Welcoming entrance vestibule and hallway with good storage
- Light and spacious dual aspect living / dining room featuring a floating electric fireplace, storage cupboard and French doors give direct access to the rear garden
- Modern kitchen which is semi open plan to the living / dining room and comes with a good mix of modern glossed white base and wall units, integrated gas hob and electric oven. A semi glazed door gives direct to the rear garden
- Two double bedrooms, both with fitted wardrobes
- Further bedroom with built in storage
- Stylish shower room with white suite and chrome ladder radiator
- Partially floored attic
- Gas central heating & double glazing
- Private fully enclosed landscaped garden to rear, mainly laid to lawn with two separate patio areas, making it perfect for alfresco dining and outdoor entertaining. There is also a shed for external storage and direct access to the single garage from the rear garden
- EV charging point
- Mono-blocked private driveway leading to single garage with car port

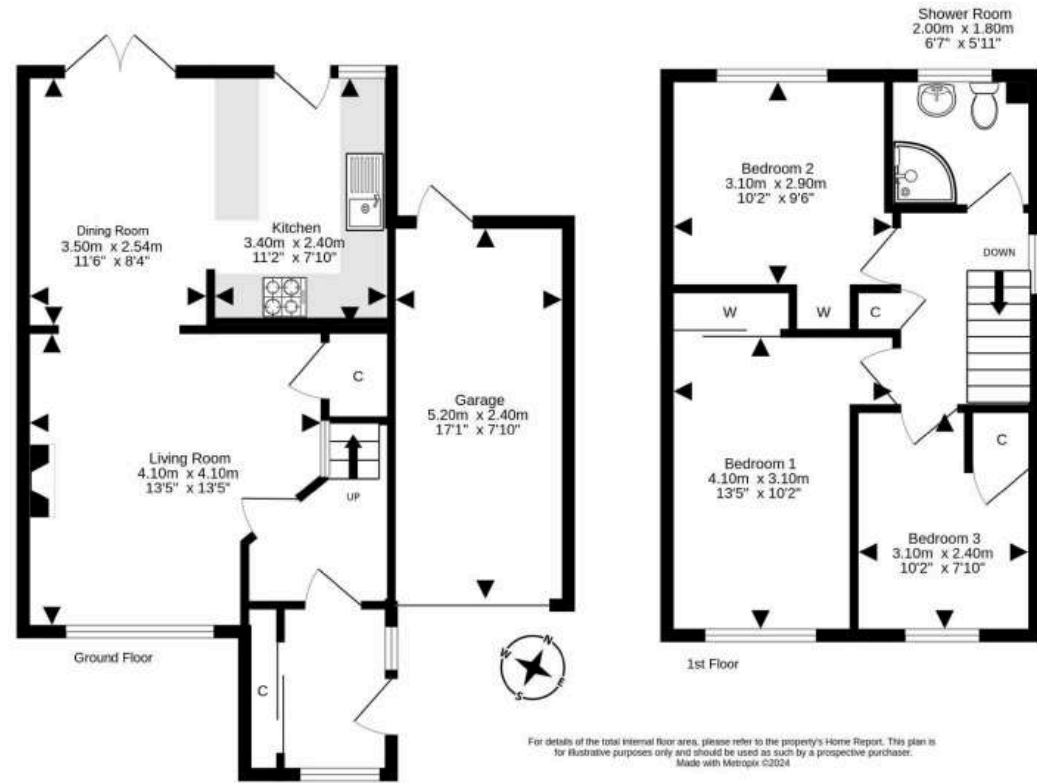
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, oven & hob with hood above, and living room & bedroom blinds are included, whilst the dishwasher, washing machine, fridge, and freezer are available by separate negotiation. EPC rating D

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 within walking distance of Juniper Green primary school, and particularly convenient for those connected to Heriot Watt's Riccarton Campus and Napier University at both Sighthill and Craiglockhart.





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