



Offers Over  
**£290,000**

## 11 Baberton Mains Lea

Baberton | Edinburgh | EH14 3HB

Neilsons are delighted to bring to market this immaculately presented, three bedroom semi-detached family home with well maintained gardens, carport and driveway. It is quietly situated in an established residential area in the leafy district of Baberton, close to local amenities, brilliant commuting links and is within a short walk to the reputable local primary school. In true move in condition this property is sure to have a wide appeal in the market.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private front, side & rear gardens
-  Car port & driveway
-  EPC rating – D
-  Council tax band- E

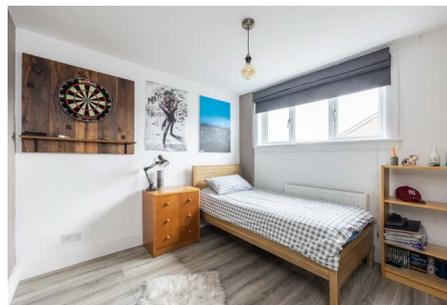


## Description

The attractive accommodation is set over two levels, with downstairs briefly comprising of a welcoming hallway with understairs storage cupboard with light, stylish lounge overlooking the front garden, bright and airy fully fitted dining kitchen with sleek modern units and French doors opening out to the rear garden.

Moving upstairs, there is a window on the upper landing, the principal bedroom has an alcove creating a convenient wardrobe space with hanging rail and shelving, there are two further bedrooms and a fully tiled family bathroom with shower over bath. There is floored attic space for storage.

The property further benefits from gas central heating which has a Hive control system and double glazing.



## Extras

All fixtures and fittings plus the five ring gas hob and electric double oven are included in the sale.

## Gardens & Driveway

Neat front and side gardens which are laid to lawn welcome you to the property, and there is a good sized rear garden which is accessed from the dining kitchen and is paved with a patio area for easy maintenance, offering a great space for outdoor dining and place for children and pets to play. There is also a recently installed summerhouse which would lend itself to a variety of uses and an outdoor tap. Also to the rear is a driveway and carport, which can be accessed directly from the garden and offers off street parking.

## Viewing

By appointment with Neilsons on 0131 625 2222





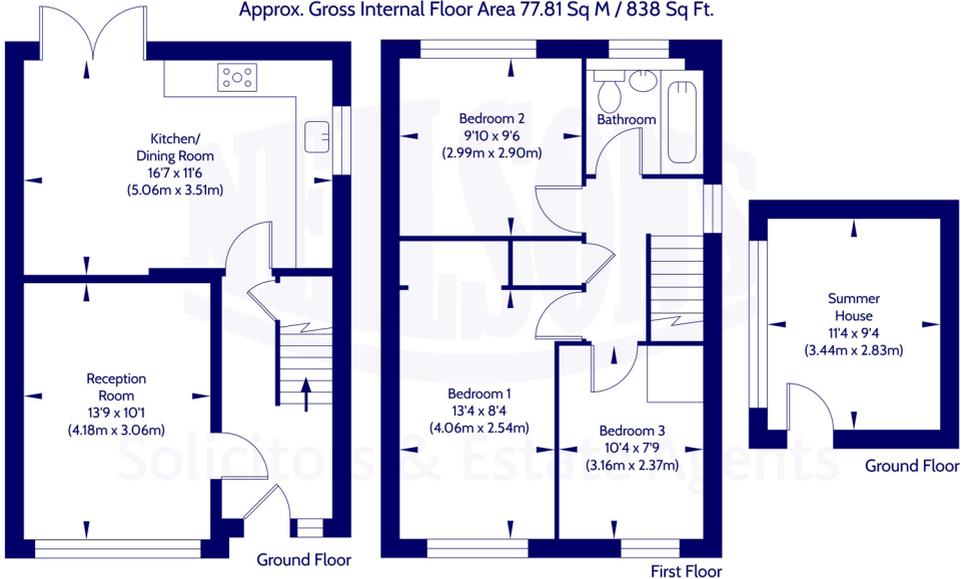
## Location

Baberton is a sought-after residential district lying to the south west 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, Splyaw Public Park and Colinton Dell where walking and cycling can be enjoyed through spectacular mature woodland.





Approx. Gross Internal Floor Area 77.81 Sq M / 838 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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