

71 Baberton Mains Park

BABERTON, EDINBURGH, EH14 3DX



*IMMACULATE 2 BEDROOM
PROPERTY WITH GARAGE*



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McEwan Fraser is delighted to present this stylish two-bedroom end-terraced house to the market.

The property is presented to the market in excellent condition and offers two large double bedrooms, a beautiful bright living room, a modern kitchen, a stylish bathroom, and also benefits from a partially floored attic, gas central heating, double glazing, and a detached garage.

The internal accommodation is focused on a beautiful living room featuring a decorative fireplace with an electric stove style heater; this room has abundant natural light. A new owner will have plenty of flexibility to create their ideal entertaining space.

To the rear, there is a dining kitchen that runs the width of the property. The kitchen includes a good range of base and wall-mounted units that give ample prep and storage space for the aspiring chef. There is a full range of integrated appliances.



The Kitchen





Climbing the stairs, the first-floor landing gives access to the two double bedrooms and the bathroom. Bedroom one is a generous double with plenty of space for a large frame bed. Bedroom two enjoys similar proportions and both bedrooms have integrated storage. The bathroom is partially tiled and includes a three-piece suite with a shower over the bath and a feature heated towel rail radiator.

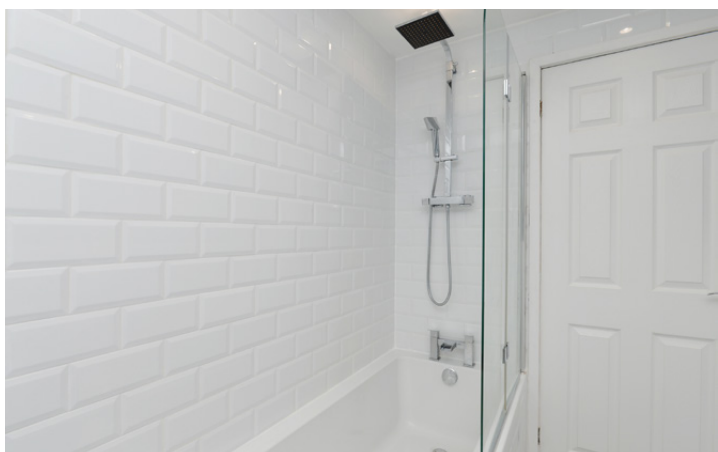


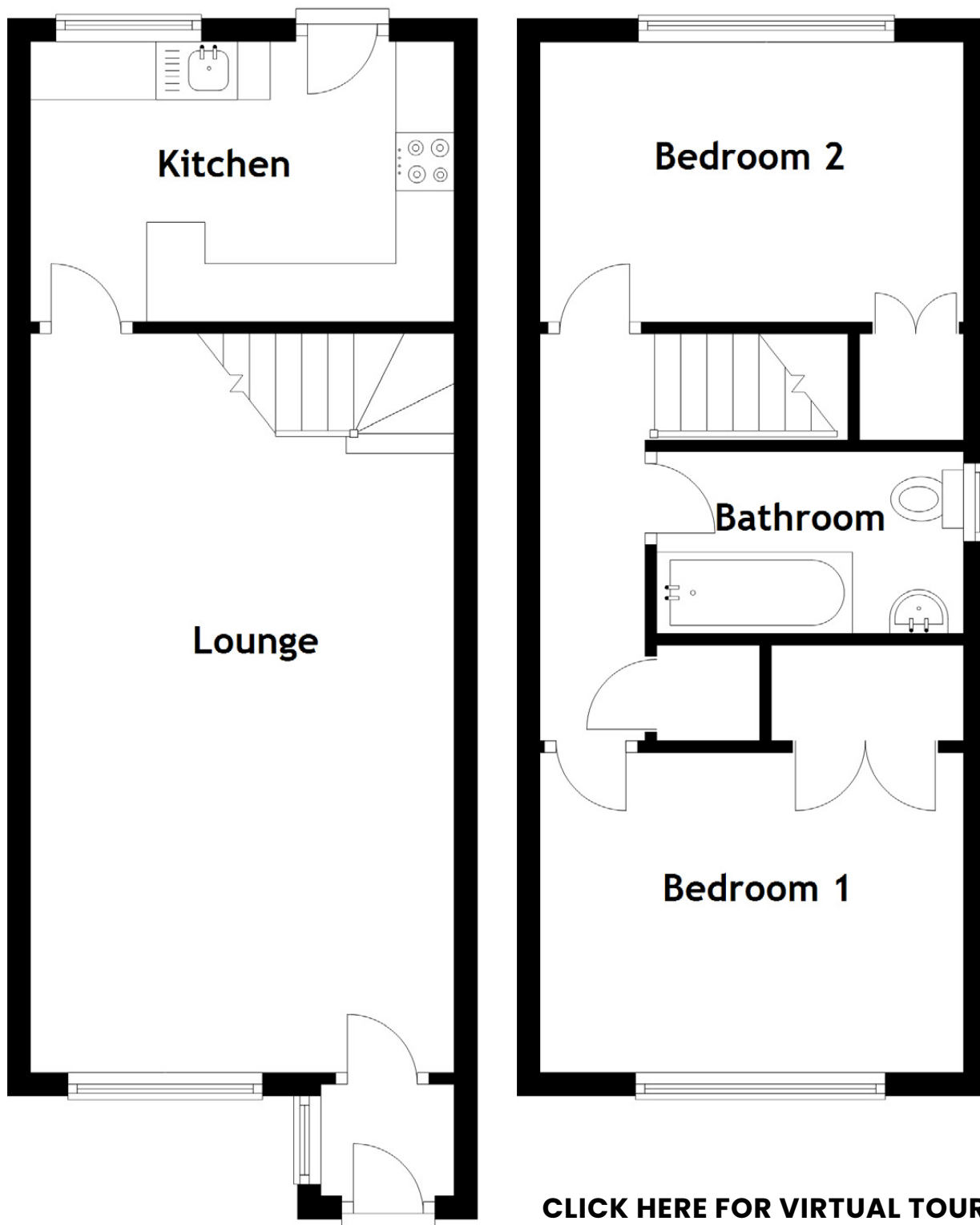


Bedroom 2



The Bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	6.35m (20'10") x 3.64m (11'11")	Bathroom	2.63m (8'8") x 1.56m (5'2")
Kitchen	3.64m (11'11") x 2.41m (7'11")		
Bedroom 1	3.64m (11'11") x 2.75m (9')	Gross internal floor area (m ²): 66m ²	
Bedroom 2	3.64m (11'11") x 2.41m (7'11")	EPC Rating: D	

Externally, there is a low-maintenance private front garden. There is access to the garage via the side of the house. The rear garden is largely laid to lawn featuring a newly refurbished deck.

This is a wonderful starter home and internal viewing is highly recommended.



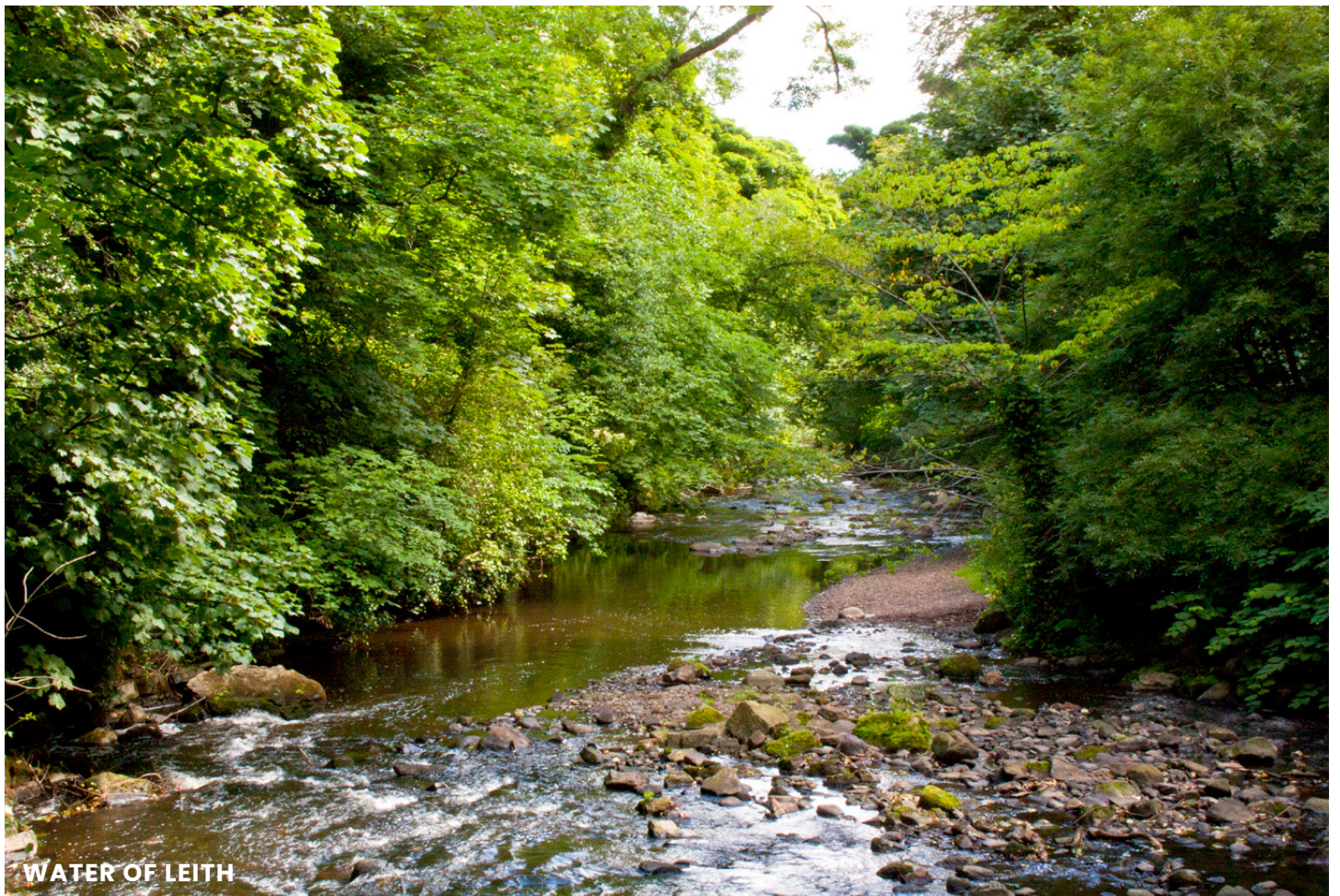


CAMPBELL PARK

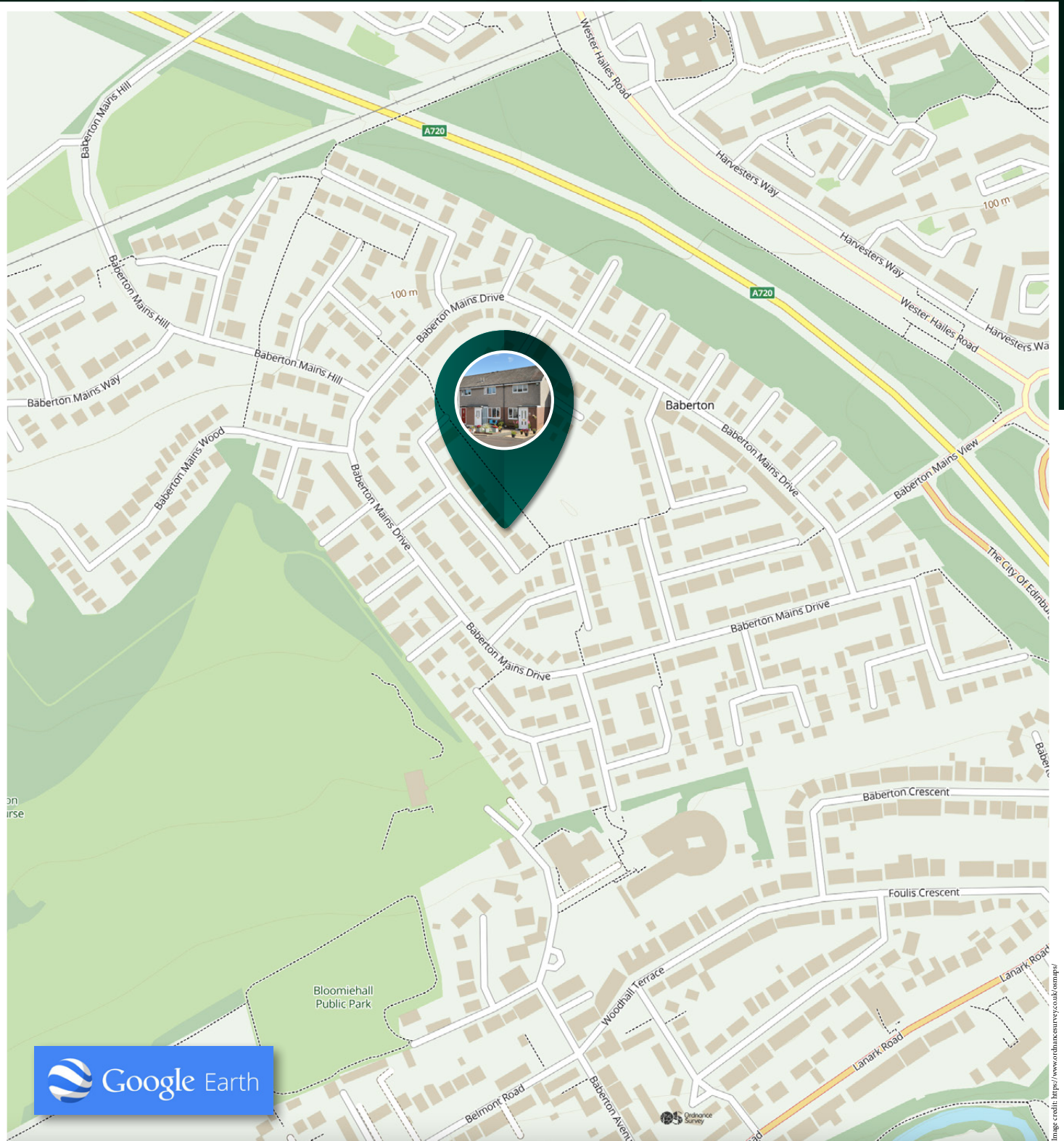
Baberton is a popular residential area located to the southwest of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle and Hermiston Gait, in addition to small local shops, cafes, and restaurants at neighbouring Juniper Green and Colinton Village.

Bloomiehall Park, Water of Leith cycle paths, walking in the Pentland Hills, Colinton Dell, and the Union Canal all offer outdoor recreational opportunities. Both the Lanark Road and City Bypass are close at hand, allowing easy access into the City Centre. There is also nearby access to the central motorway network and the Airport. The location benefits from a nearby railway station..

Local buses are excellent providing regular service to the city centre and beyond. The location of the property is particularly convenient for those connected to Heriot-Watt Riccarton Campus and Napier University at both Sighthill and Craiglockhart.



WATER OF LEITH



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