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19 Baberton Mains Hill, Edinburgh, EH14 3DT

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Baberton Mains Hill, Edinburgh



Located in the popular Baberton Mains area to the southwest of Edinburgh city centre, this well-presented and deceptively spacious two-bedroom end-terraced home offers delightful gardens, a conservatory, and parking, making it an ideal choice for first-time buyers, couples or those downsizing.

Spread thoughtfully over two floors, the accommodation includes a bright lounge overlooking the front garden; a modern kitchen that leads to a conservatory and a south-west-facing rear garden; two comfortable carpeted double bedrooms, and a stylish family bathroom. The property's appeal is further enhanced by a detached garage and an idyllic front garden.

The location is not only peaceful but convenient, being close to the City Bypass and near amenities such as Heriot-Watt University, Edinburgh College, Baberton Mains Golf Club, and shopping at The Gyle and Hermiston Gait.

What's special about this house

- End-terraced two-bedroom home with lovely gardens, a conservatory, and parking in a popular Edinburgh neighbourhood.
- Welcoming lounge with a large picture window to the front and a stylish interior including a living flame fireplace.
- Modern kitchen leading to the south-west-facing conservatory and boasting under-base-lit oak-effect wall and floor units, a mosaic tiled splashback and quartz-effect worktops. Integrated appliances include a gas hob, oven, and extractor hood.
- South-west-facing conservatory with garden access.
- Two carpeted double bedrooms both with built-in storage.
- Delightful front garden with mature shrubbery and decorative stones. Tranquil south-west-facing rear garden showcasing a manicured lawn, borders, and paving.
- Off-street parking is provided for by a detached garage to the rear.
- Close to amenities and excellent rail, tram and road links.



Location and Amenities

- Catchment for Juniper Green Primary School and Currie Community High School.
- The Gyle Shopping Centre and Hermiston Gait are a ten-minute drive, providing a wide variety of high street stores and supermarkets. Further shopping is available in nearby Juniper Green and Currie.
- An ODEON multiplex cinema is within easy reach as is Wester Hailes Leisure Centre with a pool, gym, and fitness classes.
- Ideal commuter location minutes from the City Bypass and M8.
- Edinburgh Park Station with regular and swift train links to Edinburgh and Glasgow is a 5-minute drive.
- Easy access to Edinburgh's bus and tram network.
- Edinburgh International Airport is just 5 miles from the property.
- Perfect for access to Baberton Mains Golf Club, Midlothian Snowsports Centre, The Pentland Hills National Park and Edinburgh International Climbing Arena



Dimensions:

Ground Floor –

Lounge	6.37 x 3.64m
Conservatory	2.37 x 2.40m
Kitchen	3.63 x 2.40m

First Floor –

Bedroom 1	3.65 x 2.74m
Bedroom 2	3.64 x 2.40m
Bathroom	2.64 x 1.62m

Extras

All floor coverings, light fittings, and curtains are included.

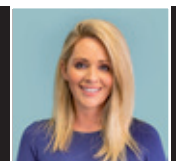
NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

“This two-bedroom home in Baberton Mains offers delightful gardens, a conservatory, and convenient access to Edinburgh’s amenities.”

Home Report valuation	£000,000
Internal floor area	86 m2
School catchment	Juniper Green Primary School, Currie Community High School
Council tax band	Band TBC
EPC band	Band TBC
Train station	Wester Hailes 0.9 mile

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Pioneers in Property



Natasha Fontaine
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.