



## 58 Baberton Mains Way, Edinburgh, EH143HJ, Edinburgh, EH143HJ, Baberton , Edinburgh South West

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Closing Date: 13 Sep 2019 11:00 Boyd Legal are delighted to present to the market this beautifully presented two-bedroom semi-detached house, located in the highly sought after Baberton area which lies to the west of the City Centre. The property is in good decorative order and the accommodation comprises: a welcoming entrance porch, hall, study, a large bright and spacious lounge with feature fireplace housing an electric fire and French doors give access to the modern fitted kitchen/dining room, a door gives direct access to the rear garden. A carpeted staircase from the hall leads to the upper landing to two good sized double bedrooms, one with fitted wardrobes and a contemporary family bathroom fitted with a white three piece suite. The property benefits from gas central heating and double glazing. There is a private garden to the front which is laid to lawn with driveway leading to the garage and there is a fully enclosed rear garden that is mainly laid to lawn and is bordered with mature plants and shrubbery and a paved area makes an ideal spot for outdoor dining and entertaining. This property is offered to the market in good order throughout and will appeal to a variety of buyers and viewing is therefore highly recommended.

Location 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 and Hermiston Gait, 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 particularly convenient for those connected to Heriot Watt's Riccarton Campus and Napier University at both Sighthill and Craiglockhart.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2