



RE/MAX PROPERTY



**16 Baberton Mains Wynd, Baberton,
Edinburgh, EH14 3EE**

- ***Charming Semi Detached Bungalow***
 - ***Highly Sought After Location***
 - ***Lovely Lounge/Dining Room***
 - ***Light & Bright Kitchen***
 - ***2 Good Sized Bedrooms***
 - ***Stylish Bathroom***
 - ***Gardens Front & Rear***
 - ***Garage & Driveway***
-

****Superb Home!****

****Call Us To Book Your Viewing!****

Nicole McFarlane and RE/MAX Property are delighted to present to the market this charming semi detached bungalow, which is located in a highly regarded are of Baberton, Edinburgh. Comprising hall, lounge/dining room, kitchen, 2 bedrooms and a bathroom. Further benefits include gardens front and rear, driveway for off street parking, garage, GCH, double and triple glazing. Put this on your viewing list!!

Baberton is served by good local services and amenities, ranging from a selection of supermarkets and leisure facilities (including a multi-screen cinema and a state-of-the-art gym) at Westside Plaza in neighbouring Wester Hailes. Also just a short drive away, the Gyle Shopping Centre is home to an extensive range of high-street stores, supermarkets, as well as a selection of family restaurants. Outdoor pursuits include golfing at Baberton, Kingsknowe, and Swanston golf clubs, or hiking, mountain biking and snow sports in the Pentland Hills Regional Park and lies approximately 6 miles west of Edinburgh city centre.

The survey report can be downloaded from our website.

Freehold
Council tax band D
Factor Fees None

Front

Well presented front garden that is mainly laid with stone chips and has mature hedges and shrubs. There is a monobloc driveway for off street parking. There is access to the rear garden.

Entrance Hall

Enter via a triple, partially glazed UPVC door into the welcoming hall which then gives access to the lounge/dining room, 2 bedrooms, bathroom and the loft space. The loft space is enormous and could be converted into a bedroom. Central light fitting, carpet flooring and a large storage cupboard.

Lounge/Dining Room

17' 7" x 11' 8" (5.35m x 3.56m)

Light and bright room with window to the rear overlooking the garden. Central light fitting, feature fireplace, laminate flooring and a radiator. The dining room has plenty of space for a dining suite. Access to the hall and kitchen.



Kitchen

11' 1" x 6' 7" (3.38m x 2.00m)

Excellent, galley style kitchen with a fully glazed door to the rear of the property with a window to each side allowing an abundance of light to flood in. Comprising of base and wall units with complimentary work tops, matching wet wall splash back and a stainless steel sink with a chrome mixer tap. Integrated electric hob, electric oven and extractor fan. The freestanding fridge/freezer, washing machine and dishwasher will be left as gifts. Central light fitting and laminate flooring.



Bedroom 1

10' 4" x 10' 3" (3.16m x 3.13m)

Beautiful room with a triple glazed window to the front of the property. Central light fitting, double wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator.

Bedroom 2

10' 3" x 8' 2" (3.13m x 2.50m)

Charming room with a triple glazed window to the front of the property. Central light fitting, carpet flooring and a radiator.

Bathroom

6' 11" x 9' 3" (2.12m x 2.81m)

Modern room with a triple glazed opaque window to the side of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, bath with a chrome mixer tap and an overhead mains operated shower with a rainfall shower head and a separate hand held shower head and a glass screen. Downlighters, splash back tiled walls, vinyl flooring and a vertical radiator.

Rear Garden

There is a generous, rear garden that is private and enclosed. Mainly laid with lawn, decking area, mature shrubs and trees and an outside light. There is access to the garage via a door. A wonderful space to relax and enjoy.

Garage

Single garage with an electric door and another door leading into the rear garden. There is power and light. Excellent storage space.





