



1 Baberton Mains Drive, Edinburgh

Offers Over £475,000

# 1 Baberton Mains Drive

Edinburgh

Set within one of Edinburgh's most desirable residential areas, this truly exceptional detached home at Baberton Mains Drive defines modern luxury living. Owned and cherished for over 18 years, the property has undergone extensive renovations and large-scale extensions, completely transforming its layout and finish to create a unique and standout family home where no expense has been spared.

From first glance, the home exudes presence a beautifully maintained exterior, landscaped frontage, and a substantial monoblocked driveway capable of accommodating several vehicles with ease.

Stepping inside, you're welcomed straight into a bright, open-plan living space that immediately gives the home its "wow" factor.

This inviting lounge area is decorated in soft modern grey tones and features striking wood-effect flooring, modern downlighting and a feature media wall with an inset fireplace. A large front-facing window floods the room with natural light, making this the perfect place to relax and unwind.

Flowing seamlessly through a wide archway, the space opens into the breath-taking kitchen and dining extension - the true heart of the home. Designed with both practicality and luxury in mind, this incredible space offers everything a modern family could need. The high-gloss kitchen is a showstopper, featuring sleek cabinetry, black granite worktops and a statement plum glass splashback that adds a touch of vibrant sophistication. A generous central island provides the perfect hub for family gatherings or casual dining, while the high-end integrated SMEG appliances and premium finishes underline the home's quality.

The dining area comfortably accommodates a large family table, creating a sociable, open-plan flow ideal for entertaining. Adjacent is a spacious utility room, keeping the main living area neat and functional.



At the rear, the stunning sunroom-style extension features Velux windows that flood the space with natural light, enhancing the home's bright and airy feel. Large patio doors open directly onto the private rear west facing garden, offering a seamless transition to outdoor living. The garden itself provides ample space for entertaining, relaxation, and even includes room for a hot tub perfect for enjoying summer evenings with friends and family.

Back towards the front entrance, to the left-hand side, is a convenient downstairs WC, fully tiled in soft neutral tones for a clean, modern finish.

Upstairs, the attention to detail continues.

The Bedroom Three comfortably hosts a double bed, but could also easily host a king size. This room also benefits from large front facing windows and features fitted wardrobes along with it's own private ensuite shower room.

The family bathroom is a real highlight, fully tiled in elegant neutral shades and featuring a Jacuzzi bath, underfloor heating and chrome fixtures, it offers the feel of a luxury hotel suite.

The second bedroom is impressively large, currently hosting a super king-size bed while still offering generous storage and floor space, also benefitting from large rear facing windows that enjoys views over the rear garden.



Finally, the principal suite exudes elegance and tranquillity, positioned to the front of the home and designed for true comfort. Generous in scale, it easily accommodates a super king bed and benefits from a well appointed dressing room and a luxurious ensuite, creating an atmosphere of refined relaxation.

Throughout the home, the décor is beautifully cohesive, light, spacious and finished to an exceptional standard, with large windows and thoughtful design features that maximise brightness and flow.

Ideally positioned in the desirable area of Baberton, on the outskirts of Balerno, this home enjoys the best of both worlds - a peaceful residential setting with excellent access to amenities, well regarded schooling and commuter routes.

Families will particularly appreciate the close proximity to Juniper Green Primary School and Balerno High or Currie Community High School, all renowned for their outstanding reputation and community atmosphere.

With local cafes, shops, scenic countryside walks and convenient access to Edinburgh City Centre and the City Bypass, Barberton Mains offers a lifestyle that's both connected and serene.

Barberton Mains Drive is more than a home, it's the result of nearly two decades of passion, craftsmanship and care. With no expense spared, thoughtful design throughout, and an unmistakable sense of warmth, it stands proudly as one of Barberton's most exceptional family residences.



Home Report Value £520,000

EPC Rating C

1743 ft<sup>2</sup>

Council Tax Band E

Included with sale - Blinds, lights, curtains, curtain poles, dishwasher, washing machine, tumble dryer, wine cooler, hot tub, two ovens and SMEG hob.

Open to negotiations on all other furniture apart from fridge freezer.

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Spanning over 1,700 Square Feet.

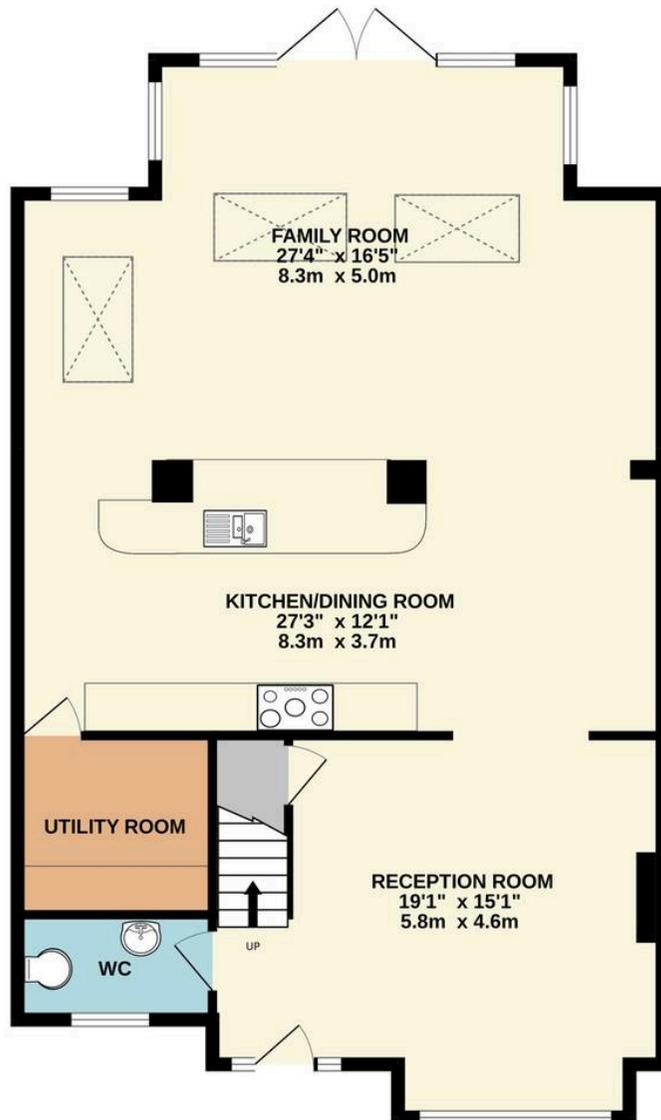
- Extensively Renovated to an Immaculate Standard
- Significantly Extended to Both the Rear and Side
- A Striking Open-Planned Layout
- Three Spacious Bedrooms - Two with En-Suites
- Multi Car Monoblock Driveway
- Ideally Positioned for Excellent Schooling at Primary and Secondary Level
- West Facing, Generously Sized Rear Garden
- Easy Access to Edinburgh City Centre and the City Bypass
- Scenic Walks Close By

**Driveway-** 4 Parking Spaces

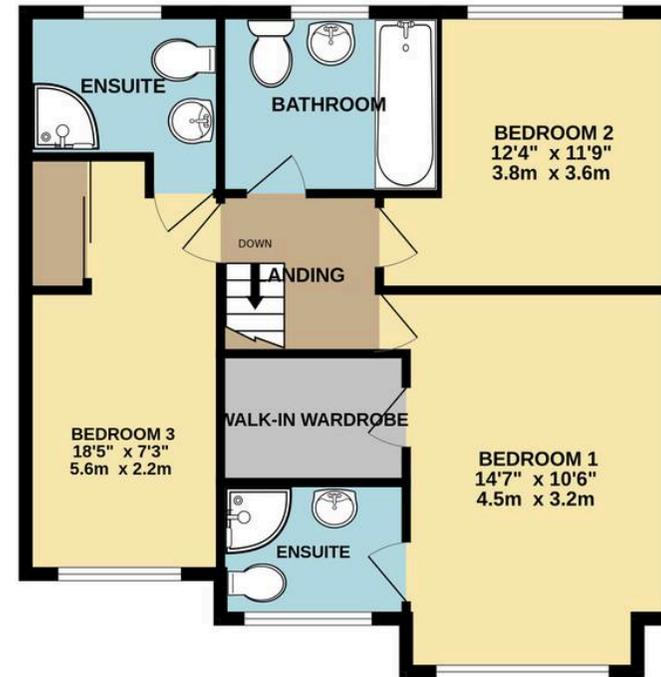




GROUND FLOOR



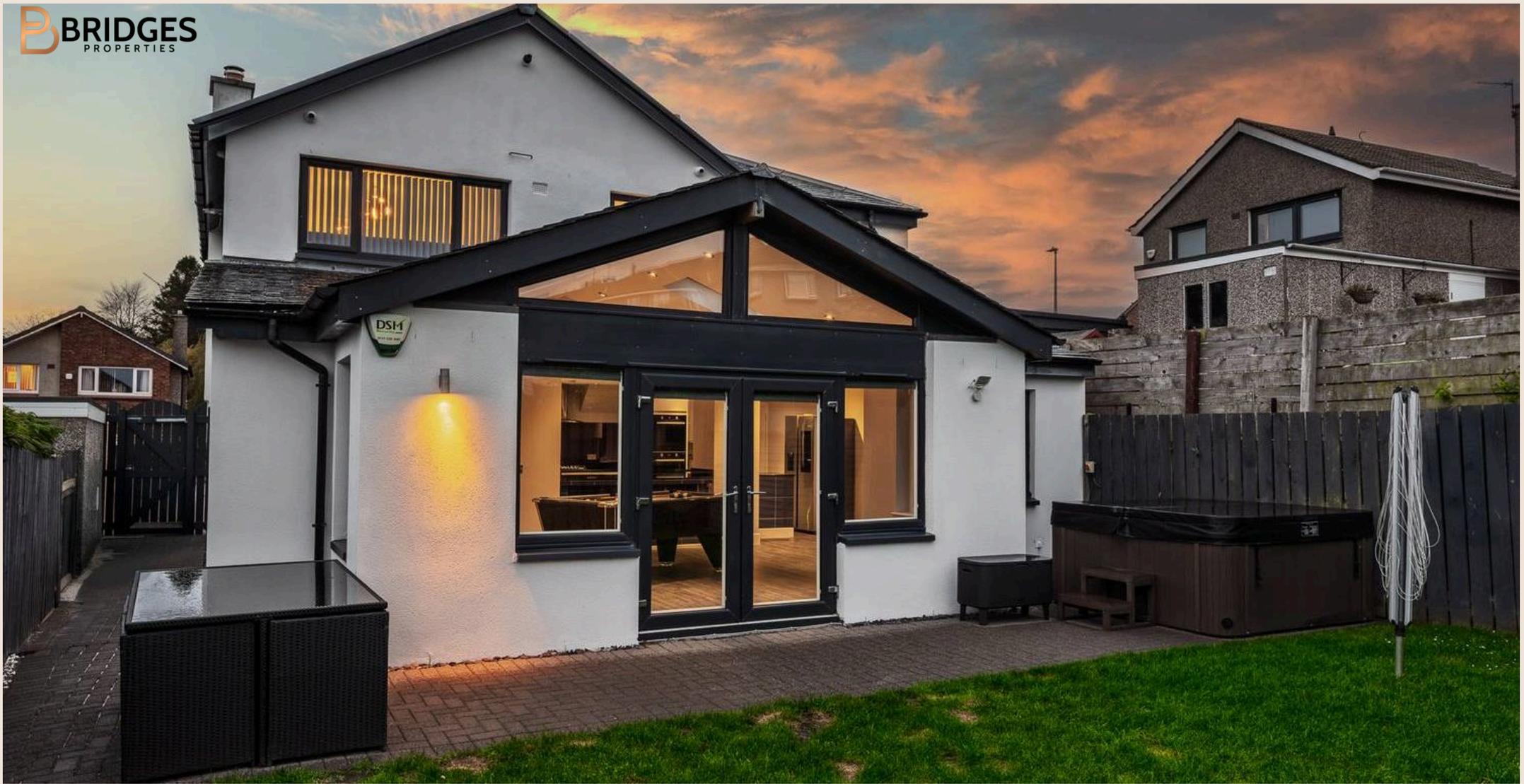
1ST FLOOR



TOTAL FLOOR AREA : 1778sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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