



13 QUALITY STREET LANE

Davidson's Mains, Edinburgh, EH4 5BU



1

Public Room



1

Bedrooms



1

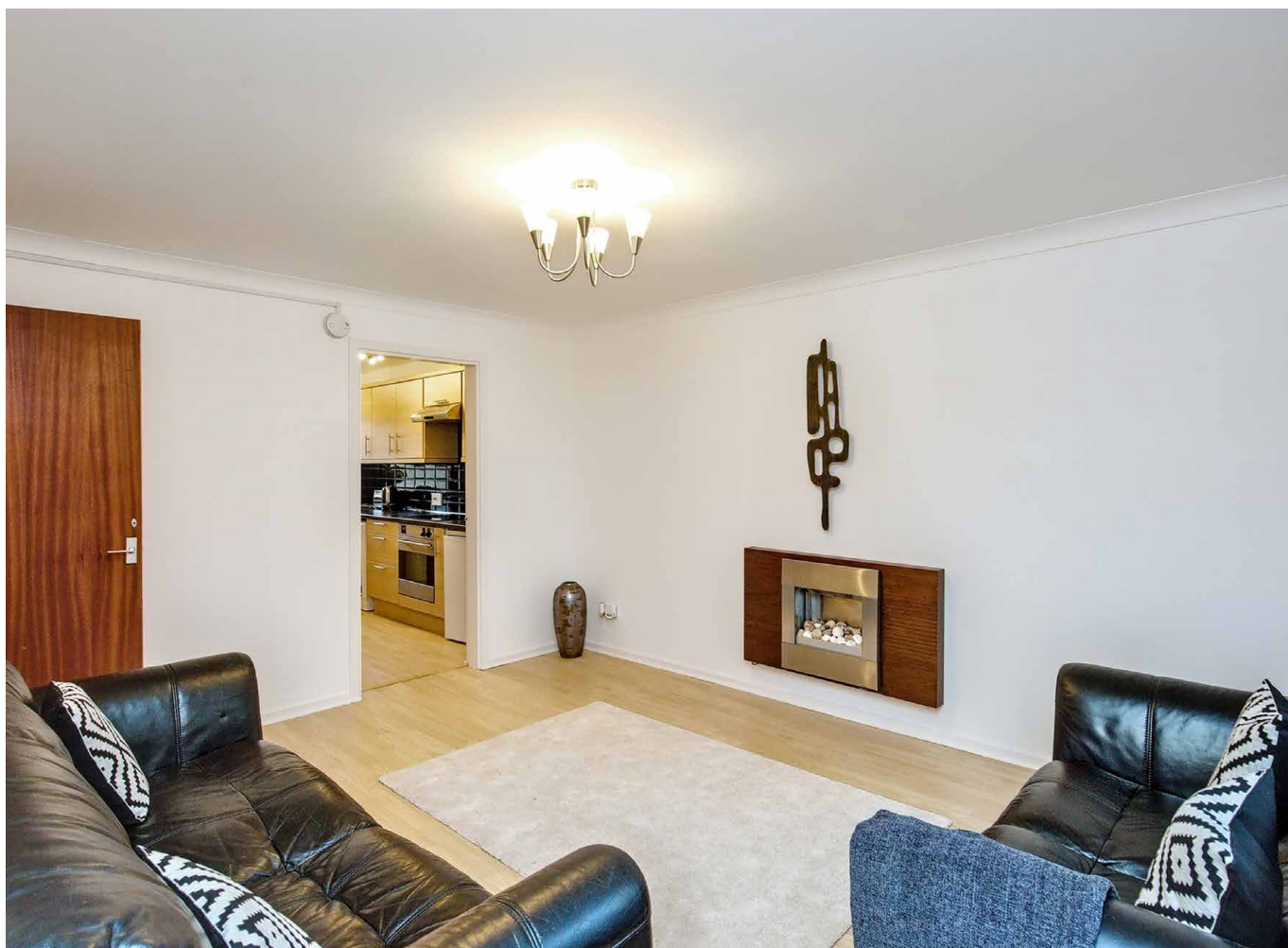
Bathroom



13 QUALITY STREET LANE

Situated in the leafy suburb of Davidson's Mains, this one-bedroom lower villa offers tasteful neutral decor warmed by honey-coloured flooring. In addition to a double bedroom with built-in wardrobes, the bright interiors also offer a bathroom with shower over bath and spacious living/dining room (with living-flame fire), leading to a stylish kitchen with contemporary black-tile and wood finish. Located within easy walking distance of an outstanding collection of local shops and eateries, with regular bus services into the central Edinburgh also nearby, the property is perfectly situated for escaping the city bustle. Additionally, the location offers swift access to the airport, the Queensferry Crossing and Scotland's motorway network.







EPC
RATING



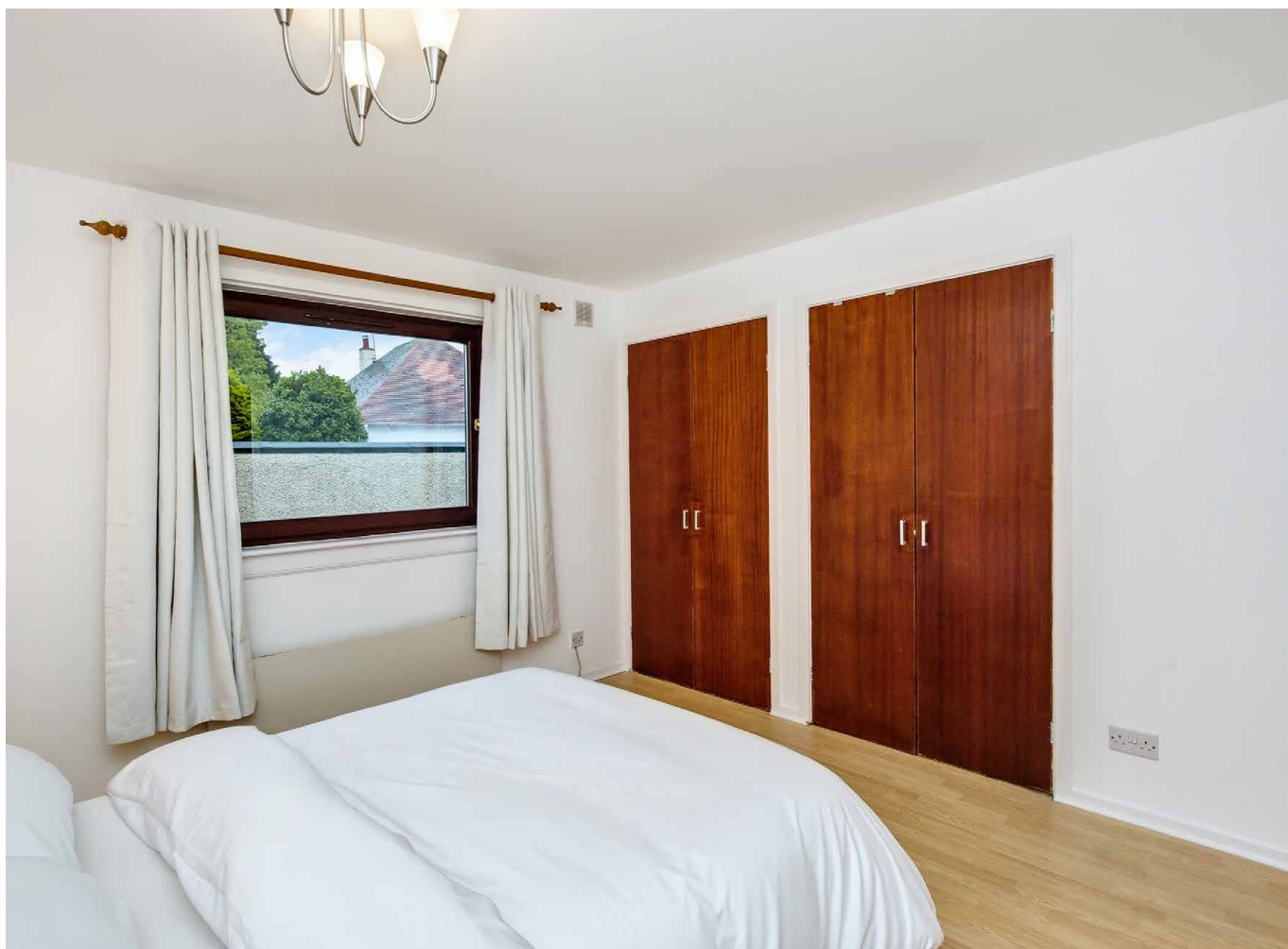
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Desirable setting within leafy Davidson's Mains
- Close to green spaces and outstanding local shops
- Lower villa in a terraced row
- Spacious living/dining room with living flame fire
- Tasteful contemporary kitchen
- Double bedroom with extensive storage
- Bathroom with shower over bath
- Convenient residents' parking
- Electric heating and double glazing





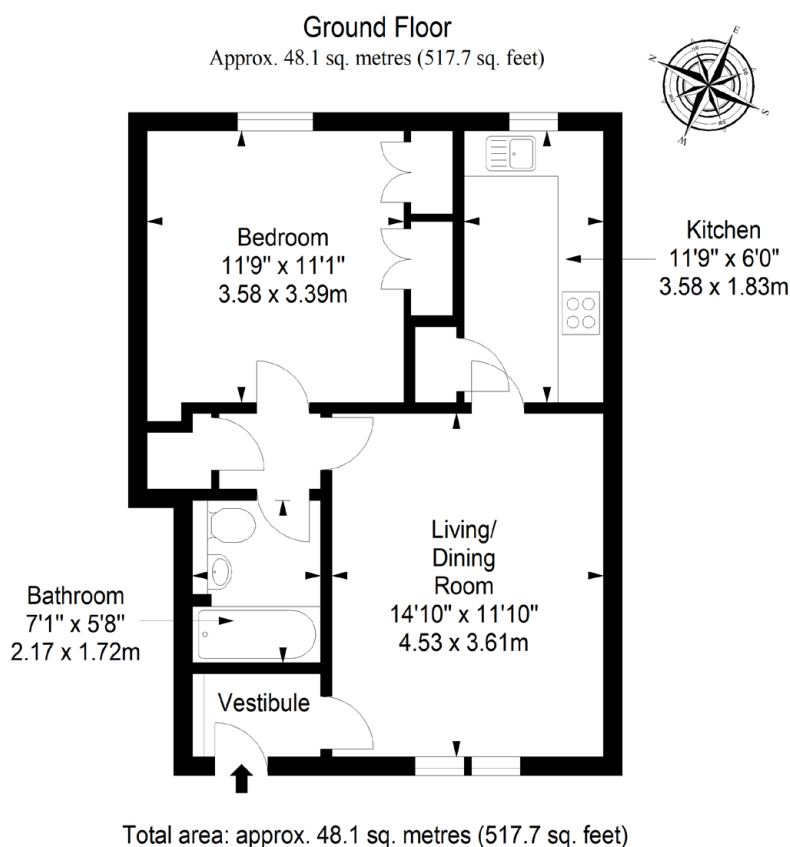


Extras: All fitted floor and window coverings and light fittings are included.



DAVIDSON'S MAINS, EDINBURGH

Situated just under four miles northwest of Edinburgh city centre, this desirable suburb enjoys a tranquil setting with convenient local services and amenities. Once a thriving farming community its quaint village ambience lives on through its bustling main street, leafy village green and traditional inn. The area is served by a diverse range of local shops including a selection of high-street stores and independent retailers, several banks and supermarkets, plus a choice of pubs, cafes and restaurants. More extensive shopping and leisure facilities are available just a short drive away at Gyle Shopping Centre. Davidson's Mains offers a range of outdoor and leisure activities to suit every taste: from lazy strolls along picturesque Cramond beach and family days out at Lauriston Castle, to an invigorating round of golf at Bruntsfield Links or the Royal Burgess Golfing Society. For fitness enthusiasts Drum Brae Leisure Centre boasts a swimming pool, a state-of-the-art gym, multi-purpose sports halls and a varied programme of fitness classes. Davidson's Mains is well placed for an excellent range of schools in both the public and private sector. Thanks to its northerly position, Davidson's Mains enjoys swift and easy access to the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. Regular bus services also provide frequent and reliable links into the city centre and beyond.



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