



42 The Green

Davidsons Mains, Edinburgh, EH4 5AF

CALL US ON 0131 447 4747

42 The Green, Davidsons Mains, Edinburgh, EH4 5AF

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with excellent storage.
- Access to attic storage space.
- Good sized living room with feature gas fire (no guarantees).
- Dining room with patio doors to rear garden.
- Kitchen with appliances & access to rear garden.
- Three double bedrooms two with fitted wardrobes.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Extensive gardens to front, side & rear.
- The extensive front garden may have potential for off street parking, with the correct permissions.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A rarely available semi-detached bungalow situated within the highly regarded and much sought-after Davidsons Mains district of the city perfectly positioned for access to a wide range of local amenities and a short journey to the northwest of Edinburgh City Centre. The property is in need of some modernisation and redecoration but offers excellent potential to any purchaser and would make an ideal family home in a great location.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

The property is well placed for access to all local amenities within Davidson Mains. There are excellent local schools within the areas including Davidson Mains Primary School and the Royal High School. There is also a variety of supermarkets including a Tesco Metro a short walk from the property, leisure and recreational facilities all being within the area and a large choice of lovely cafes, pubs and takeaways. Recreational facilities includes some of Edinburgh's golf courses which include Silverknowes and the highly esteemed Bruntsfield Links and Royal Burgess. Nearby Cramond provides lovely walks along the coastline and the beaches of the Firth of Forth and fantastic views to the bridges. There are also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh city centre which is a short journey away. Access to the city bypass is within easy reach which in turn provides access to all major routes in and around the city.

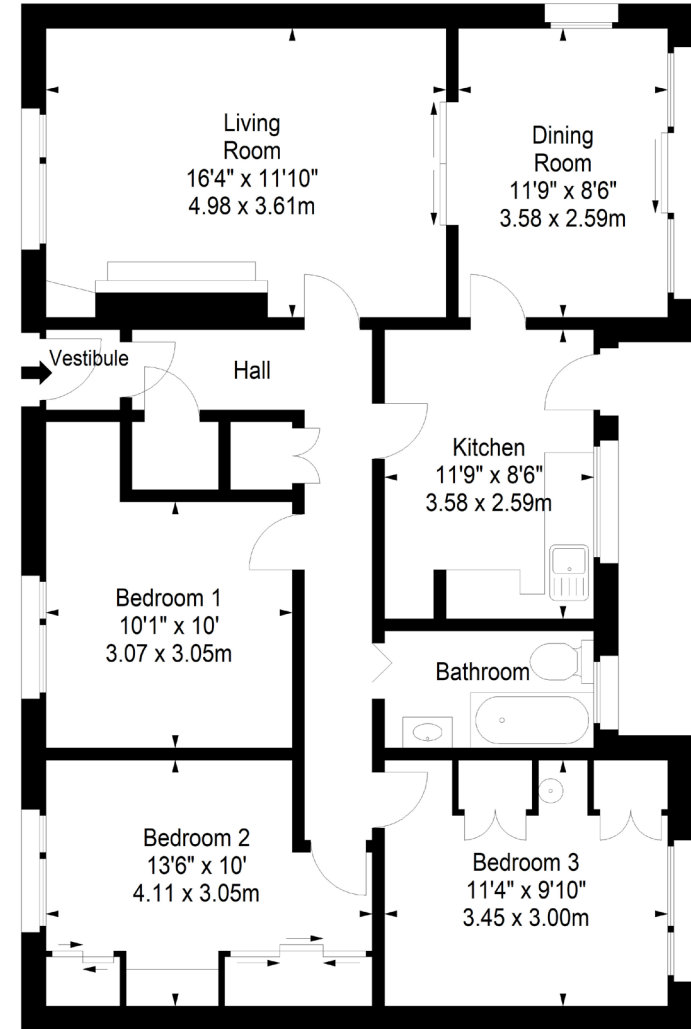
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND COOKER. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



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Approx. Gross Internal Area
950 Sq Ft - 88.26 Sq M
For identification only. Not to scale.
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Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.