



12 Corbiehill Gardens
Davidson's Mains, Edinburgh, EH4 5BS

CALL US ON 0131 447 4747

12 Corbiehill Gardens, Davidson's Mains, Edinburgh, EH4 5BS

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

- Entrance vestibule.
- Reception hall with excellent storage.
- Good sized living room with gas fire.
- Modern fitted kitchen with appliances.
- Rear porch providing access to garden.
- Well-presented double bedroom with built-in mirrored wardrobes.
- Formal dining room with staircase leading to attic conversion.
- Contemporary fitted wet room.
- Two double bedrooms, one with fitted storage, on upper level.
- Storage within the eaves.
- Shower room on upper level.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed private garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An extended semi-detached bungalow, situated within the sought-after Davidson's Mains district of the City, perfectly positioned for access to Edinburgh City Centre and a wide range of local amenities. The property would make an ideal family home in a great location.

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.8 MILES TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 6.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

LOCATION

A very popular location for families, Corbiehill Gardens is set in the heart of the desirable Davidson's Mains area of Edinburgh. Close to a variety of well-regarded schools, including Davidson's Mains Primary School, Royal High School and Mary Erskine's. Corbiehill Gardens is set a quiet, residential cul de sac close to a good selection of shops, cafes and boutiques. More extensive shopping facilities can be found at neighbouring Craighleith Retail Park which has a range of superstores and eateries. For the cyclist, North Edinburgh Cycle Network runs close to the property providing traffic-free routes to a range of green and woodland areas and into town. Queensferry Road offers quick motoring access both in and out of the city and quick links to the M8, Edinburgh International Airport and the Forth Road Bridge.

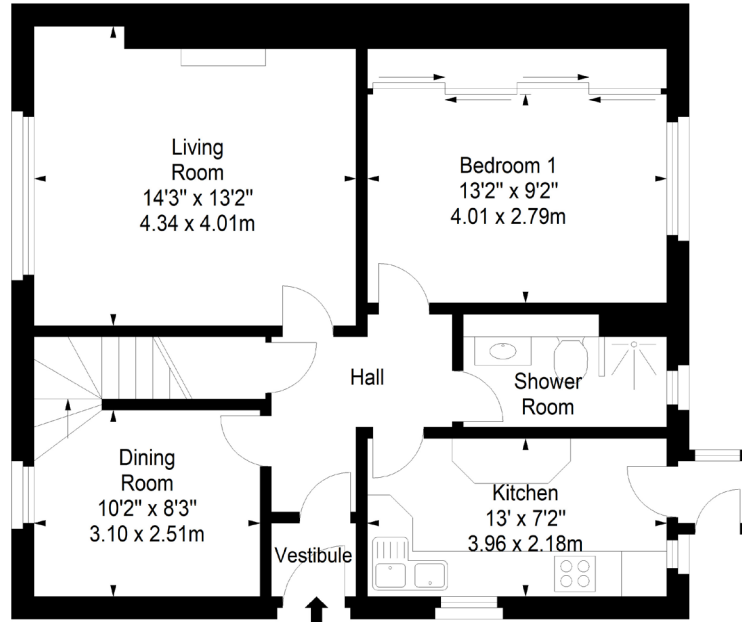
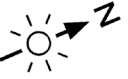
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



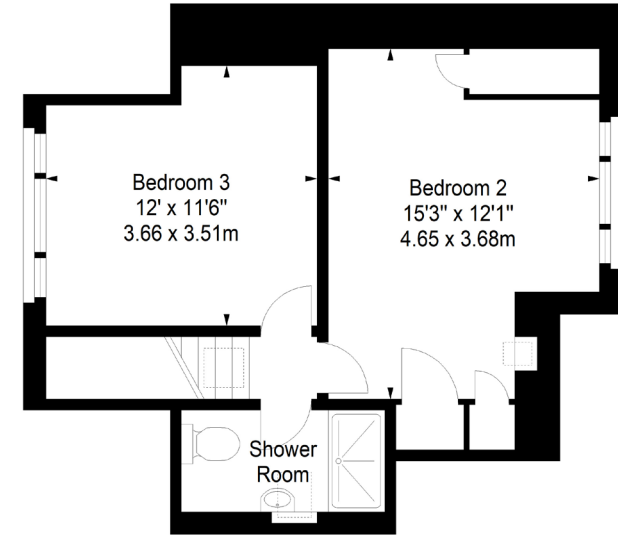
Corbiehill Gardens, EH4 5DS



Approx. Gross Internal Area
1100 Sq Ft - 102.19 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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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.