



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

Well-presented four bedroom double upper villa with private front and rear garden

URQUHARTS
EDINBURGH



DESCRIPTION

21 The Green is a well-presented and spacious four bedroom double upper villa with private gardens situated in the popular Davidsons Mains area. The location is superb with excellent local amenities and schools is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and hallway to the accommodation above; spacious south-facing living room / dining room overlooking the front; modern fitted kitchen with wall and base units and integrated appliances; four good sized double bedrooms; bathroom with three-piece suite; and a separate WC.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Four double bedrooms. Bathroom. WC.

Electric heating. Double glazing. Well-maintained front and rear gardens with access to a landscaped shared drying green. Unrestricted on street parking.

LOCATION

The Green is situated in Davidsons Mains, a popular and peaceful residential area which lies a few miles to the northwest of Edinburgh's city centre. There are local amenities at Davidson's Mains including a Tesco Metro, with more extensive shopping available a short drive away at Corstorphine, Craighleith Retail Park, including a Sainsbury's supermarket and M&S Food Hall or the Gyle Shopping Centre. Recreational facilities nearby include Corstorphine Hill, Blackhall Lawn & Tennis Club, Cramond Seafront, with walk & cycle paths along River Almond and Blackhall Library. Well-regarded golf courses including The Royal Burgess, Bruntsfield Links and Ravelston are within short distance. Catchment schools are Davidsons Mains Primary, St Andrews Rox Covert RC Primary, The Royal High School, St Augustine's RC High School, with private schooling available at nearby Erskine Stewart's Melville Schools, Cargilfield Preparatory School and St. George's School for Girls. Regular buses run into the





city centre and surrounding areas and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

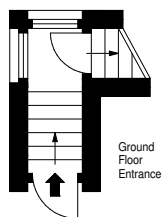
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **D**

Tenure Freehold

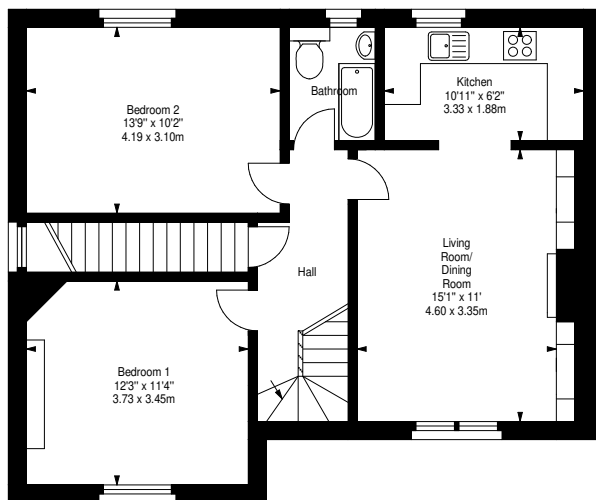




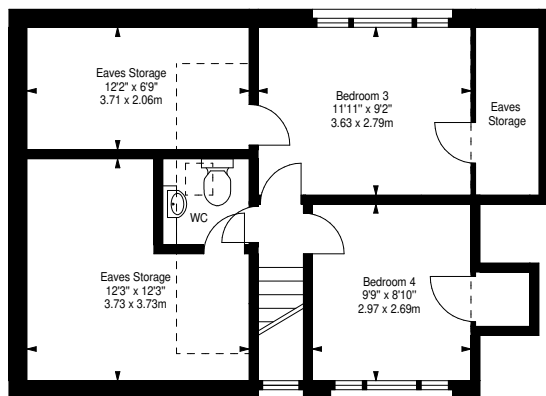
21 The Green,
Edinburgh,
Midlothian, EH4 5AF



Approx. Gross Internal Area
1264 Sq Ft - 117.43 Sq M
(including eaves storages)
For identification only. Not to scale.
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First Floor



Second Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.