

5 Corbiehill Terrace, Davidsons Mains, Edinburgh, EH4 5BA



Description

Superb, generously proportioned, two bedroom main door lower villa commanding an elevated setting within a peaceful residential cul-de-sac located in the heart of the highly sought-after area of Davidsons Mains, a short walk to an abundance of local amenities and reputable schooling. In move in condition this lovely home is presented in excellent decorative order throughout and offers stylish and light filled living space which comes with the added attraction of an enclosed rear garden and driveway.

- Vestibule
- Hallway with storage cupboard
- Elegant living room
- Stylishly appointed kitchen with integrated appliances
- Conservatory with patio door to rear garden
- Two spacious double bedrooms
- Shower room
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Well tended, sunny rear garden and low maintenance paved area of garden to the front
- Driveway

Extras

The newly fitted carpets, oven, hob, cooker hood, washing machine, tumble dryer, fridge, freezer and garden shed are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

EPC Rating: D



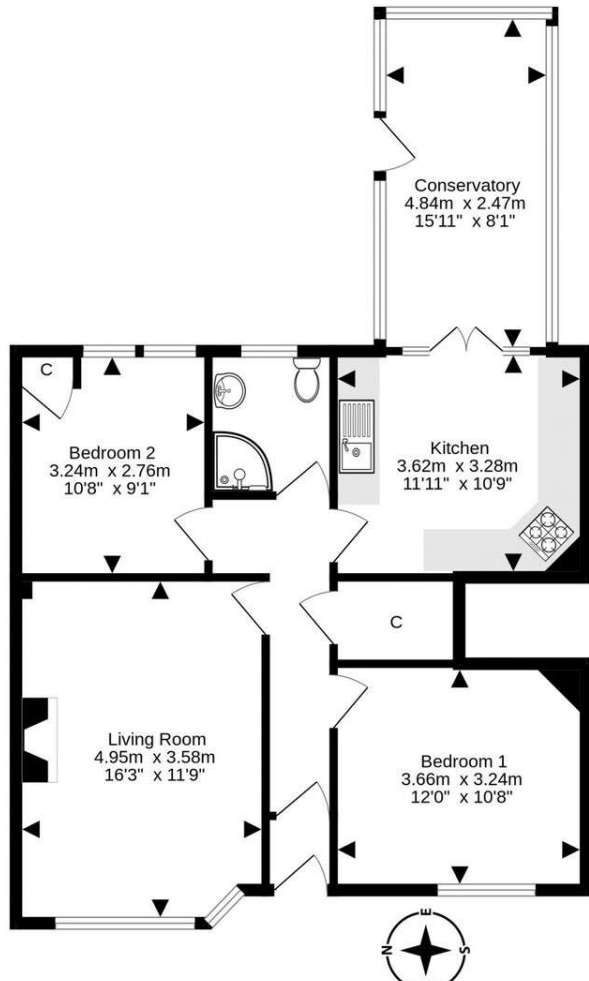
Location

A very popular location for families, Corbiehill Terrace is set in the heart of the desirable Davidsons Mains area of Edinburgh. Close to a variety of well regarded schools, including Davidsons Mains Primary School, Royal High School and Mary Erskine's. Corbiehill Terrace is a quiet, residential street close to a good selection of shops, cafes and boutiques. More extensive shopping facilities can be found at neighbouring Craigleith Retail Park including a Sainsbury's supermarket and M&S Food Hall or the Gyle Shopping Centre which has a range of superstores and eateries. 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. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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