







Offers Over

£189,995

51 Main Street

Davidsons Mains | Edinburgh | EH4 5BZ

An excellent opportunity has arisen to purchase this charming main door upper flat situated within the sought-after Davidsons Mains district, close to fantastic local amenities and commuting links. The spacious accommodation would make an ideal purchase for the first time buyer or young professional and internal viewing is recommended to be fully appreciated.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  EPC Band - D
-  Council Tax Band - E



Description

In brief the subject comprises; accessed via external steps to the rear of the property with external storage cupboard, welcoming hallway with built-in storage, generously proportioned and bright twin-windowed lounge/dining, stylish fitted kitchen, two well proportioned double bedrooms one with fitted wardrobes and modern shower room. Further benefits include working shutters and gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer, integrated washing machine, integrated dishwasher and integrated tumble dryer. Items of furniture can be made available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





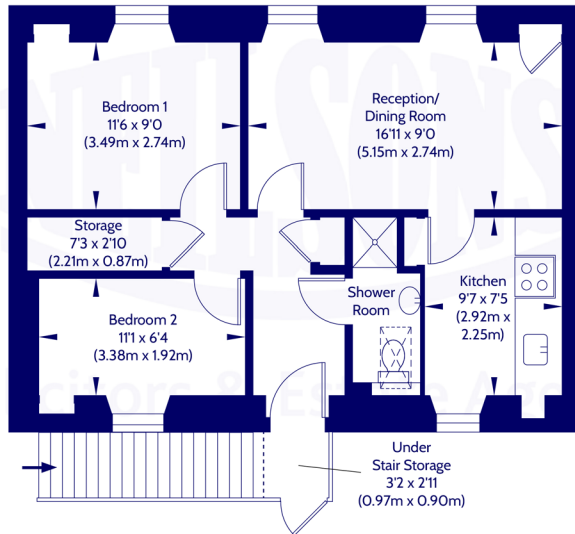
Location

The property is situated within the heart of Davidsons Mains lying to the north-west of the city centre and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, bars and coffee shops together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park, Corstorphine Hill, Davidson's Mains Park and Cramond foreshore all provide excellent outdoor pursuits and picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away.



Approx. Gross Internal Floor Area 53.18 Sq M / 572 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

