










Offers Over

**£200,000**

## 51d Main Street

Davidsons Mains | Edinburgh | EH4 5BZ

An excellent opportunity has arisen to purchase this unique 2-bedroom main door lower villa with private car parking space, quietly set back off the Main Street within a select modern development of only 4 properties with well maintained communal garden grounds situated to the front and rear of the building.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band – D



## Description

Enjoying the convenience of all the amenities that Davidsons Mains has on offer together with the superb transport links, this fine home shall undoubtedly appeal to a variety of buyers including that of the professionals or retirees alike, and merits internal viewing to be fully appreciated. Access to the property is via the lane next to Barclays on the Main Street, with 51d comprising; entrance vestibule and hallway with good storage provisions. There is a sizeable, front facing lounge with fireplace, a separate rear facing modern fitted kitchen with large pantry. There are two double bedrooms, with the larger of the two rooms benefiting from built-in wardrobes and lastly the modern shower room comprises of a white three piece suite with electric shower. Further benefits include gas central heating and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

## Gardens and parking

There is an allocated parking space located to the front of the property and communal garden grounds are located to the front and rear.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

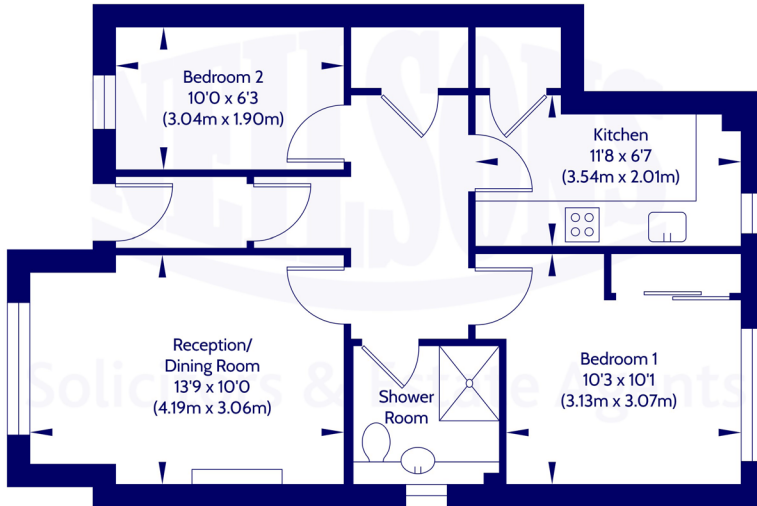
The property is situated within the heart of Davidsons Mains lying to the north-west of the city centre and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also 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 50.89 Sq M / 548 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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