



75/2 The Green

Davidson's Mains, Edinburgh, EH4 5BH


northwood



Part of an established development, this two-bedroom ground-floor flat has a fantastic location, set beside a large public green in sought-after Davidson's Mains. It is within easy reach of transport links, amenities, a large supermarket, and schools. Furthermore, the property itself is in excellent decorative order, providing modern interiors finished to high standards. It includes a large open-plan living area, a well-appointed kitchen, and two bathrooms. It also boasts a private garden and residents' parking.

Accessed via a secure telephone-entry system, the flat's front door opens with a warm welcome into a hall with generous built-in storage. To the left, double doors make an entrance into the open-plan kitchen, living and dining room, which continues the hall's neutral palette and hardwood floor. It adds a bold accent wall to the aesthetic, creating a stylish living space that catches the eye. It is generously proportioned for a wide choice of furnishings, and can easily accommodate comfy sofas and a table and chairs. Arranged in an L-shape, the kitchen adds further colour to the space, providing mocha-hued cabinets and sweeping, downlit worksurfaces. The splashbacks complement the décor as well, whilst seamlessly integrated appliances ensure that desired streamlined finish (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine).



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- Ground-floor flat in move-in condition
 - Desirable location in Davidson's Mains
 - Secure telephone-entry system
 - Welcoming hall with generous storage
 - Open-plan kitchen/living/dining room
 - Modern kitchen with integrated appliances
 - Principal suite with:
 - Two built-in wardrobes
 - Quality en-suite shower room
 - French doors to private garden
 - Second double bedroom with built-in wardrobe
 - Family bathroom with an overhead shower
 - Easy-to-maintain private rear garden
 - Private residents' parking
 - Gas central heating and double glazing
 - EPC Rating - C





**“Two-bedroom
ground-floor flat in
desirable location in
Davidson’s Mains”**







On the opposite side of the hall, the two double bedrooms are set side by side. Both are attractively decorated and laid with soft carpet, providing plenty of floorspace for an assortment of bedside furnishings, in addition to built-in wardrobes for optimal clothes storage. The principal bedroom has the added advantage of its own en-suite shower room, as well as French doors extending out into the private rear garden. The home is finished by a family bathroom that matches the style and quality of the en-suite, enjoying neutral décor and sandy-toned tile work. It features a three-piece suite and an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the property has a private rear garden that is fully enclosed and easy to maintain, providing a delightful space for relaxing in the sun. The development also has private residents' parking.

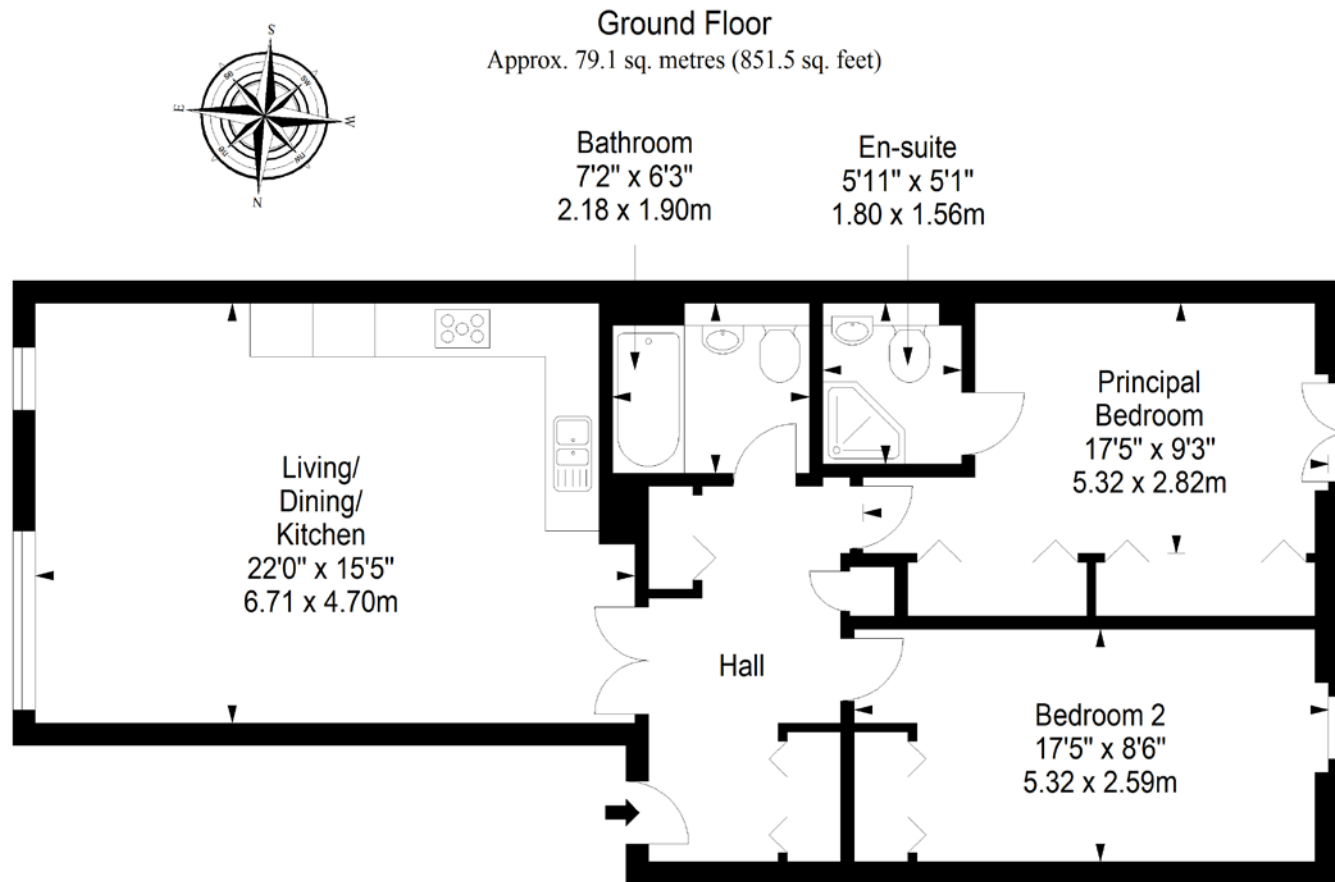
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



Davidson's Mains, Edinburgh

Situated just under four miles northwest of Edinburgh city centre, this desirable suburb enjoys a tranquil setting with convenient local services and amenities. Once a thriving farming community and part of the former Muirhouse estate, its quaint village ambience lives on through its bustling main street, leafy village green and traditional inn. The area is served by a diverse range of local shops including a selection of high-street stores and independent retailers, several banks and supermarkets, plus a choice of pubs, cafes and restaurants. More extensive shopping and leisure facilities are available just a short drive away at Gyle Shopping Centre. Davidson's Mains offers a range of outdoor and leisure activities to suit every taste: from lazy strolls along picturesque Cramond beach and family days out at Lauriston Castle, to an invigorating round of golf at Bruntsfield Links or the Royal Burgess Golfing Society. For fitness enthusiasts Drum Brae Leisure Centre boasts a swimming pool, a state-of-the-art gym, multi-purpose sports halls and a varied programme of fitness classes. Davidson's Mains is well placed for an excellent range of schools in both the public and private sector. Thanks to its northerly position, Davidson's Mains enjoys swift and easy access to the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. Regular bus services also provide frequent and reliable links into the city centre and beyond.

Floorplan



Total area: approx. 79.1 sq. metres (851.5 sq. feet)

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