



Charming

Deceptively spacious, terraced cottage



The property for sale is a charming and deceptively spacious, terraced cottage situated within the highly sought after Davidson's Mains area of Edinburgh. It is located in the heart of the village, within a few minutes' walk of an excellent range of shops and services. It has been beautifully modernised and extended and is in good decorative order using a neutral palette to complement the floor coverings. The property comprises of an entrance vestibule leading into a bright and light filled sitting room which has three large cupboards providing excellent storage. The central hall has been glazed and also has a Velux window, bringing lots of light into the centre of the property. The fitted kitchen has quality units in duck egg blue at wall and floor level with butcher's block affect worktops and glazed splashbacks. The two bedrooms are of a good size, both quietly located to the rear. Completing the accommodation, is the family shower room which is bright and spacious. Patio doors from the kitchen lead into the paved rear courtyard which is sheltered and provides a high degree of privacy. In addition, there is a small front garden laid to lawn bordered by shrubs. The property will suit a variety of buyers including first time buyers looking for a stylish home with easily maintained outside space and down sizers looking to enjoy the accommodation on offer, appreciating its close proximity to amenities. Viewing is highly recommended.

Key Features

- Vestibule
- Sitting room
- Inner hall
- Kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Good storage
- Gardens to front and rear
- On street parking



Davidson Mains

Davidson's Mains is a desirable residential area, with a convenient west-of-city location, just off the A90, and features a range of excellent local shops, including a Tesco Metro supermarket, post office, and chemist, along with a health centre and dentist. Craigleith Retail Park is situated close by, with a Sainsbury's superstore, Marks & Spencer and Boots, whilst The Gyle Shopping Centre offers further extensive high street shopping. With fine walks and open spaces at Cramond shore, Lauriston Castle and Corstorphine Hill, there are also private and public golf courses in the vicinity, a local bowling club, and the swimming pool and fitness centre at Ainslie Park. Catchment for schools includes the very well-regarded Davidsons Mains Primary and Royal High School. The area is also catered for by regular bus services.



Extras

All fitted floor coverings, light fittings, electric oven, gas hob, fridge and automatic washing machine (no warranties given)

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£250,000

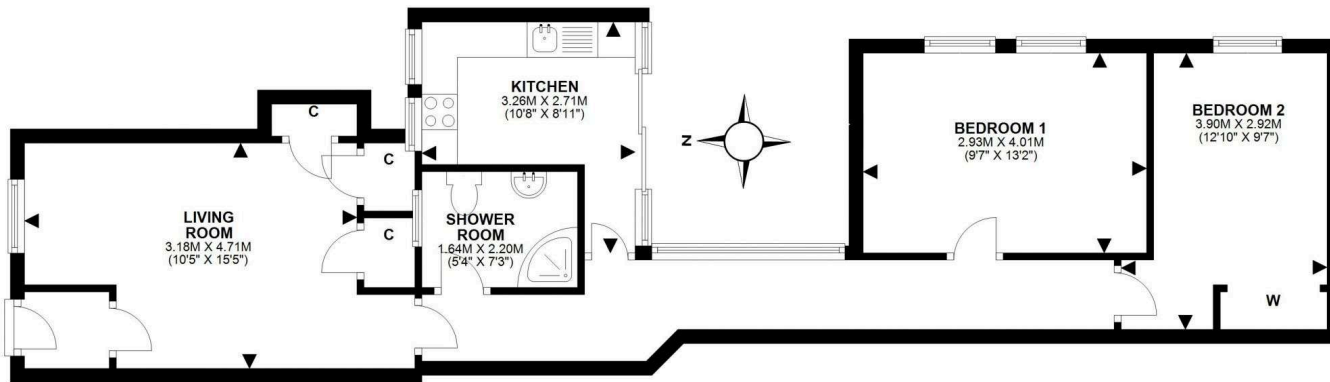
EPC Rating

E

Tenure

Freehold





TOTAL AREA: APPROX. 62.0 SQ. METRES (667.2 SQ. FEET)

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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