



Charming

Three/ four bedroom detached villa

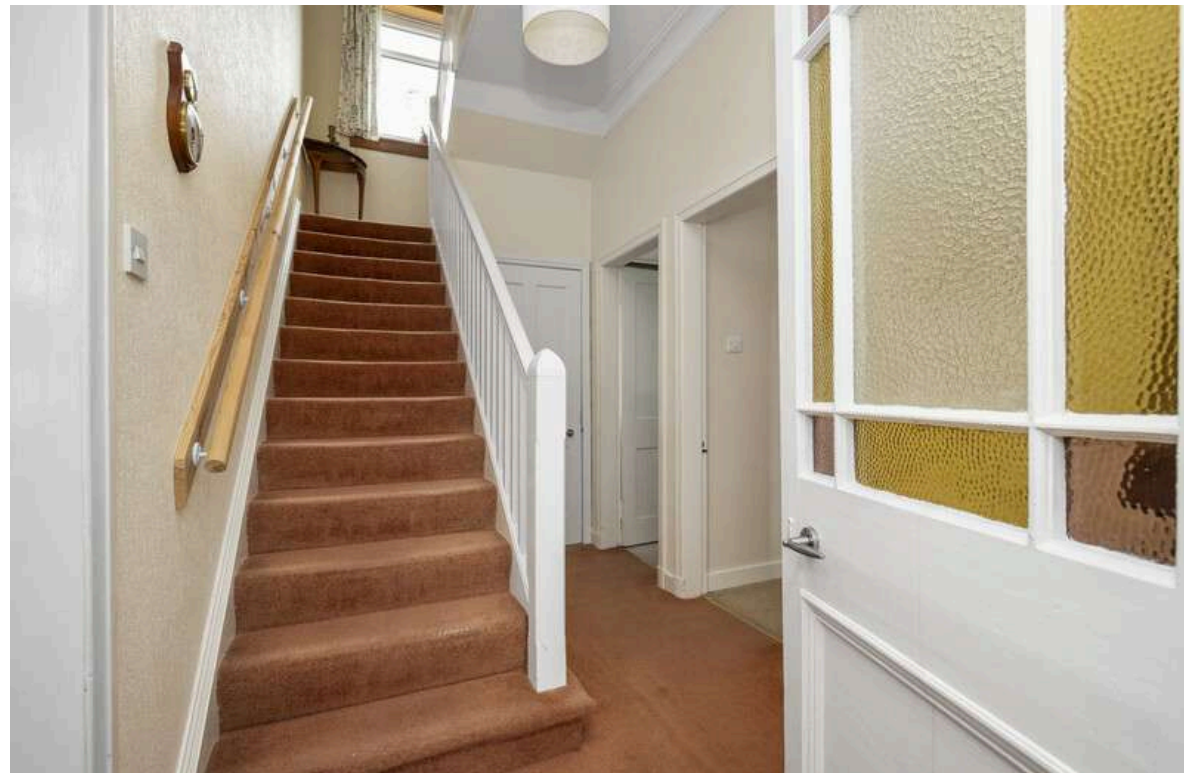


This charming, three/four-bedroom, detached villa has a fantastic location on a quiet residential street in the sought after Davidson's Mains area of Edinburgh, a stone's throw from the excellent local amenities the village has to offer and very well-regarded schools are a short walk away. The accommodation is bright and spacious, over two floors and sits back from the street, with good sized front and rear gardens, a driveway and single garage. On the ground floor there is an entrance vestibule, hallway, with under stair storage, an attractive lounge, with bay window to the front of the property and a fitted kitchen to the rear, with a range of soft grey units, appliances and access to the garden. There is also a dining room (or bedroom four), with a bay window and Edinburgh Press, a single bedroom and a bathroom on this level. On the upper floor there are two double bedrooms, both with dormer windows and eaves storage and the landing also offers eaves storage and access to the small attic space. The rear garden has an area of lawn, hedging, a greenhouse and a shed.



Key Features

- Vestibule and hallway
- Lounge
- Kitchen
- Dining room (bedroom four)
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Garden
- Garage and driveway



Davidson's 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, Davidson's Mains Park, 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 centres at Drumbrae and Ainslie Park. Catchment for schools includes the very well-regarded Davidsons Mains Primary and The Royal High School. The area is also catered for by regular bus services.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer, greenhouse and shed are included in the sale (no warranties given).

Viewing

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

Council Tax Band

G

Home Report Valuation

£575,000

EPC Rating

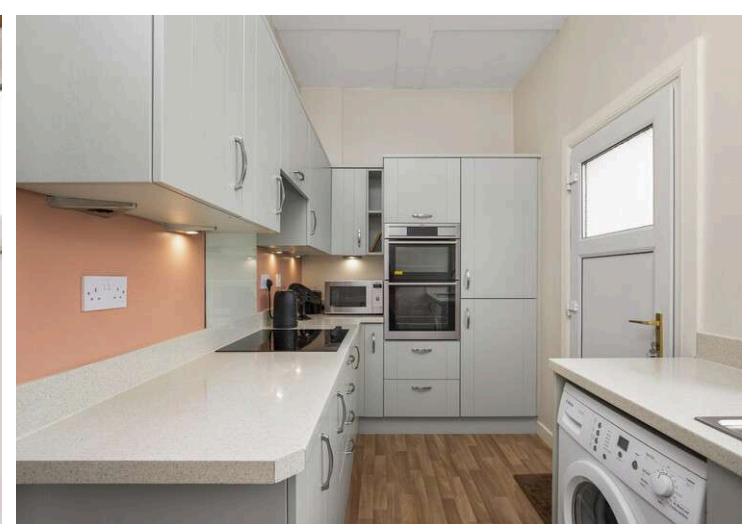
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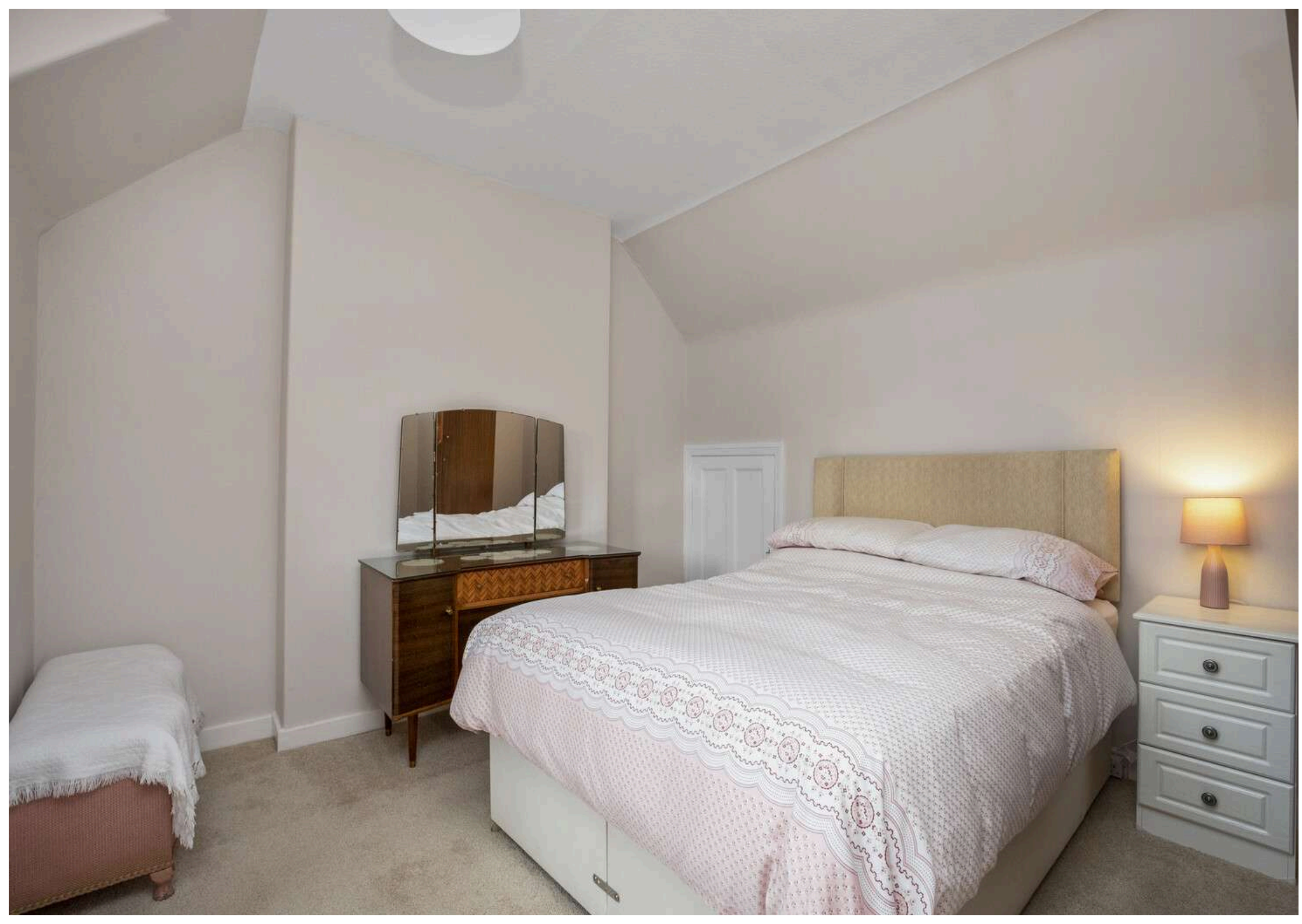
Tenure

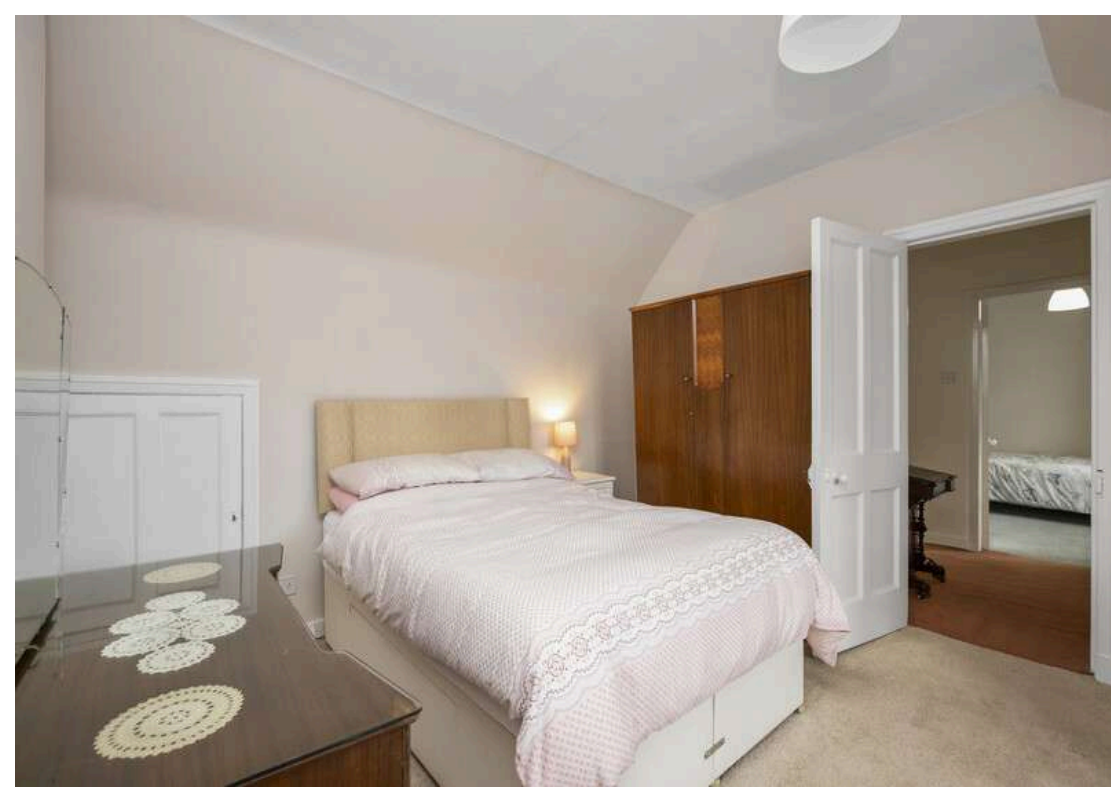
Freehold

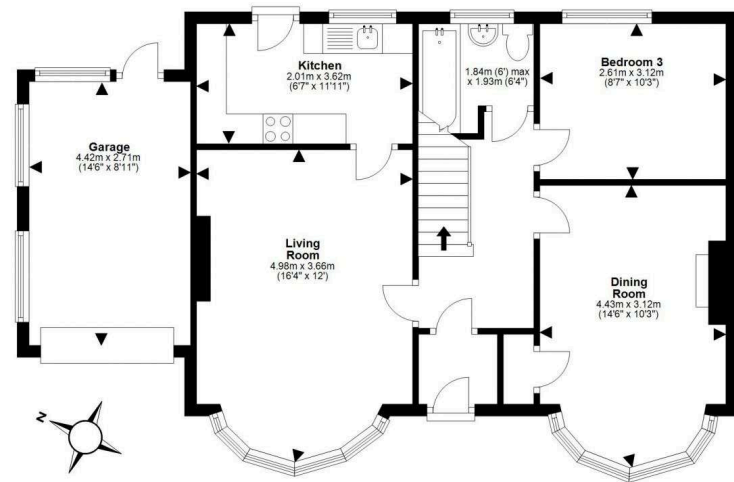




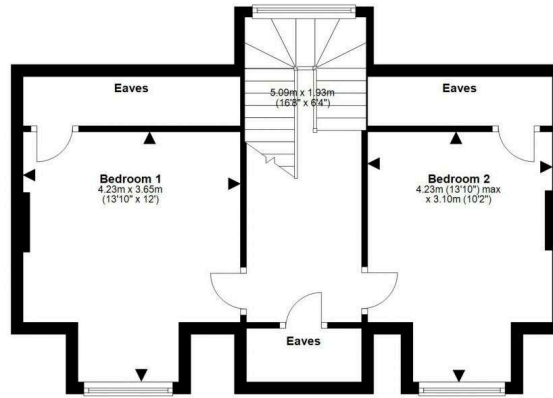








Ground Floor



First Floor

Total area: approx. 116.5 sq. metres (1253.5 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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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
 e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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