





## Beautifully presented throughout

### One bedroom cottage



This charming and beautifully presented, one bedroom cottage has a fantastic location in the heart of Davidson's Mains, close to the excellent range of shops, cafes and has easy transport links to the city centre and to the motorway network. The cottage has been very tastefully decorated throughout and benefits from a new shower room, some new windows and a rear door. There is a fully enclosed generous, Monoblock driveway to the front, with electric gates, an entrance vestibule, with an attractive tiled floor, a hallway, cosy sitting room, with twin windows to the front and feature shelving. The modern breakfasting kitchen has a good range of fitted units, attractive splashback and worktop, appliances and breakfast bar and leads into a light filled garden room, ideal as a dining room or a second sitting room, with its double aspect windows and lovely garden outlook. There is a spacious double bedroom and a very nice shower room, with a walk-in shower, vanity unit and feature wash hand basin, large radiator and storage unit. There is also a utility cupboard housing a washing machine and there is plenty of room for storage. The fully enclosed garden to the rear is paved, ideal for alfresco dining, has mature planting and a store.

### Key Features

Entrance vestibule and hallway

Sitting room

Breakfasting kitchen

Double bedroom

Garden room/dining room

Shower room

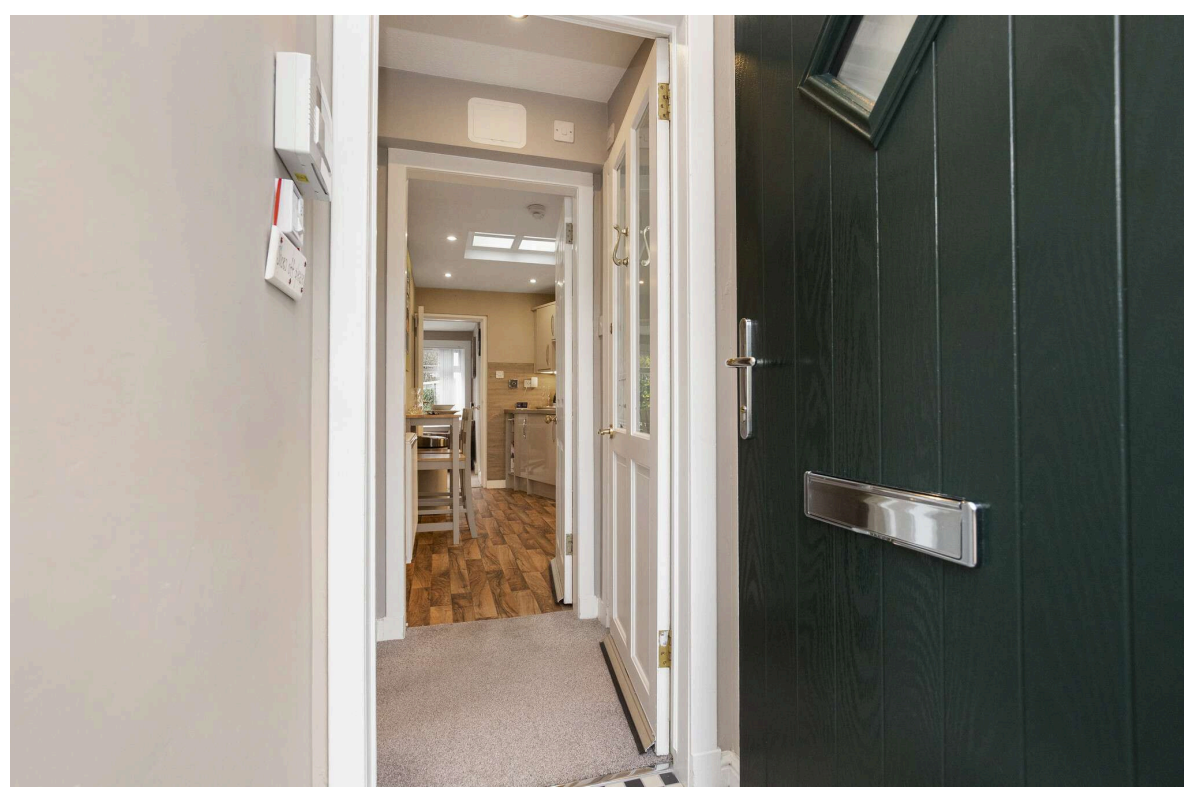
Utility cupboard

Double glazing

Gas central heating

Garden

Driveway, with electric gates





## 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, 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 Davidson's Mains Primary and Royal High School. The area is also catered for by regular bus services.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, fridge freezer and garden store are included in the sale (no warranties given). The fireplace, wardrobe, chest of drawers and washing machine are available by separate negotiation.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£300,000

## EPC Rating

C

## Tenure

Freehold

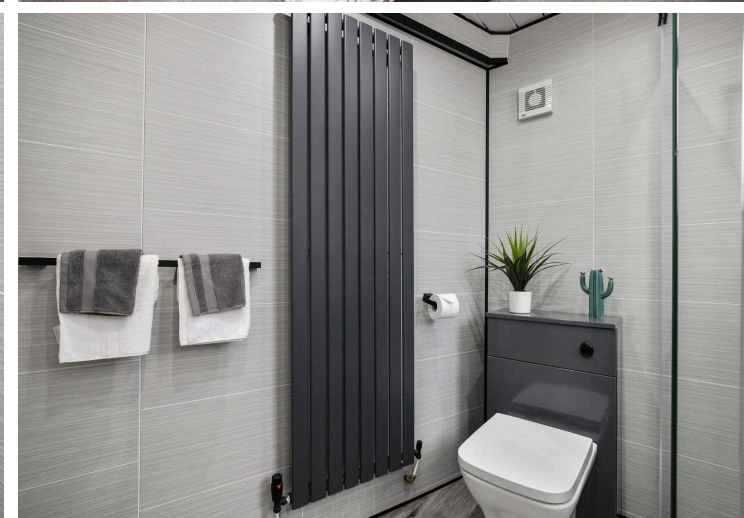
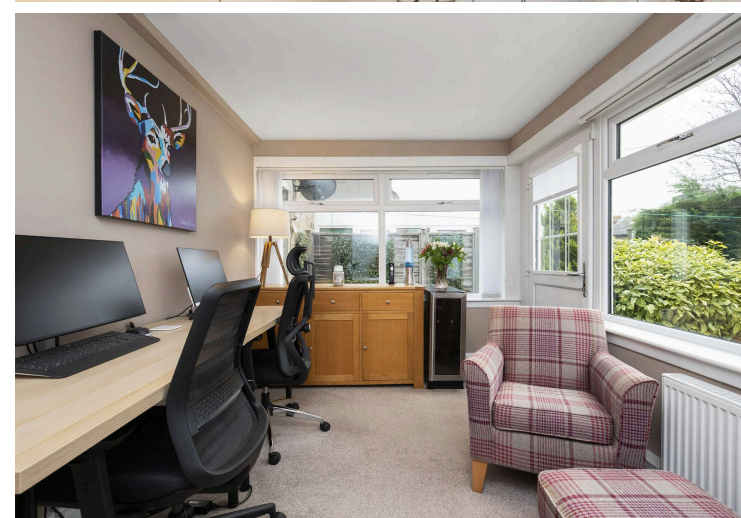








*"A stunning home, offering  
modern and luxury living, full  
of warmth and character  
throughout"*



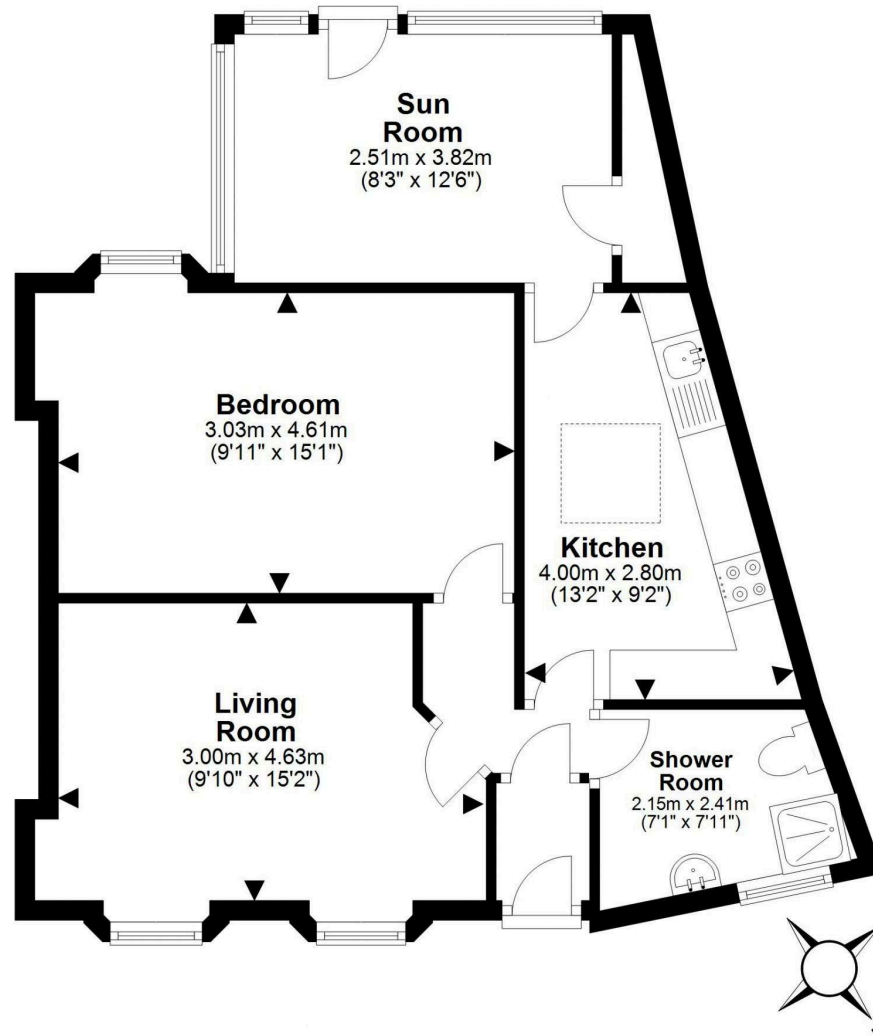












Total area: approx. 56.4 sq. metres (606.6 sq. feet)

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

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