



Beautifully presented

One-bedroom, main door flat



Beautifully presented, one-bedroom, main door flat, situated in the heart of Davidsons Mains, a stone's throw from shops, cafes and lovely walks. This property has been very nicely decorated throughout, with smart fixtures and fittings, offering a property in walk-in condition, ideal for a first-time buyer or those looking to down-size. The accommodation is on the ground floor and consists of a welcoming entrance hall, with a large store cupboard, a particularly attractive kitchen, with modern white units and appliances and a lovely living room, with storage. There is an inner hall, with a walk-in cupboard, and leads to the double bedroom and very smart shower room, with a walk-in shower, with rain shower, vanity unit and heated towel rail. The patio is a sun trap, perfect for al fresco dining. There is also off-street parking.

Key Features

- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Shower room
- Excellent storage
- Gas central heating
- Double glazing
- Patio
- Off-street parking



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 Davidsons Mains Primary and Royal High School. The area is also catered for by regular bus services.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer 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

C

Home Report Valuation

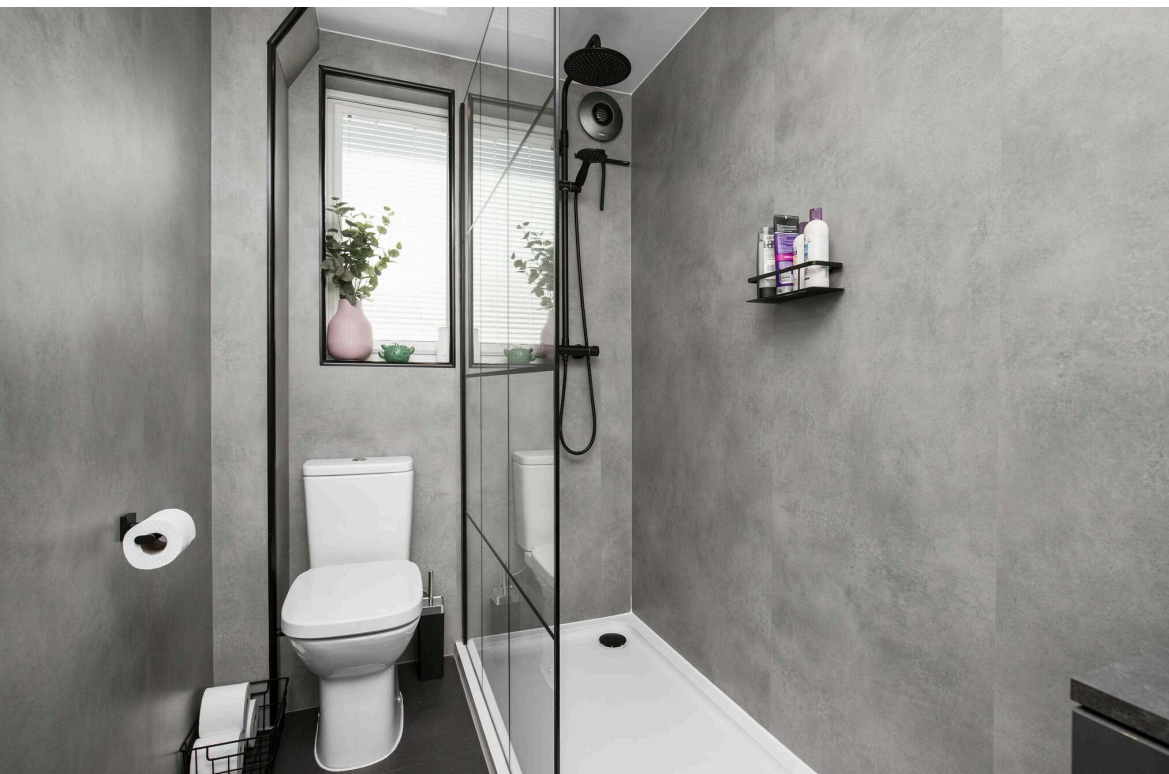
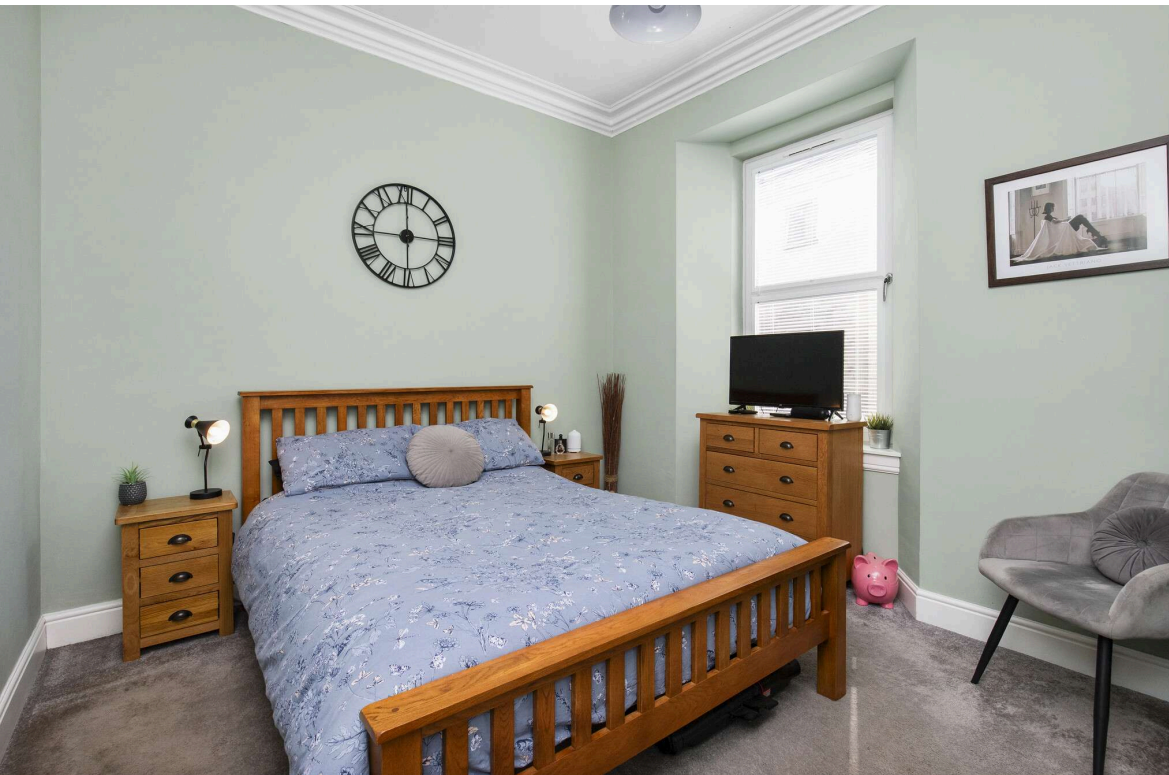
£220,000

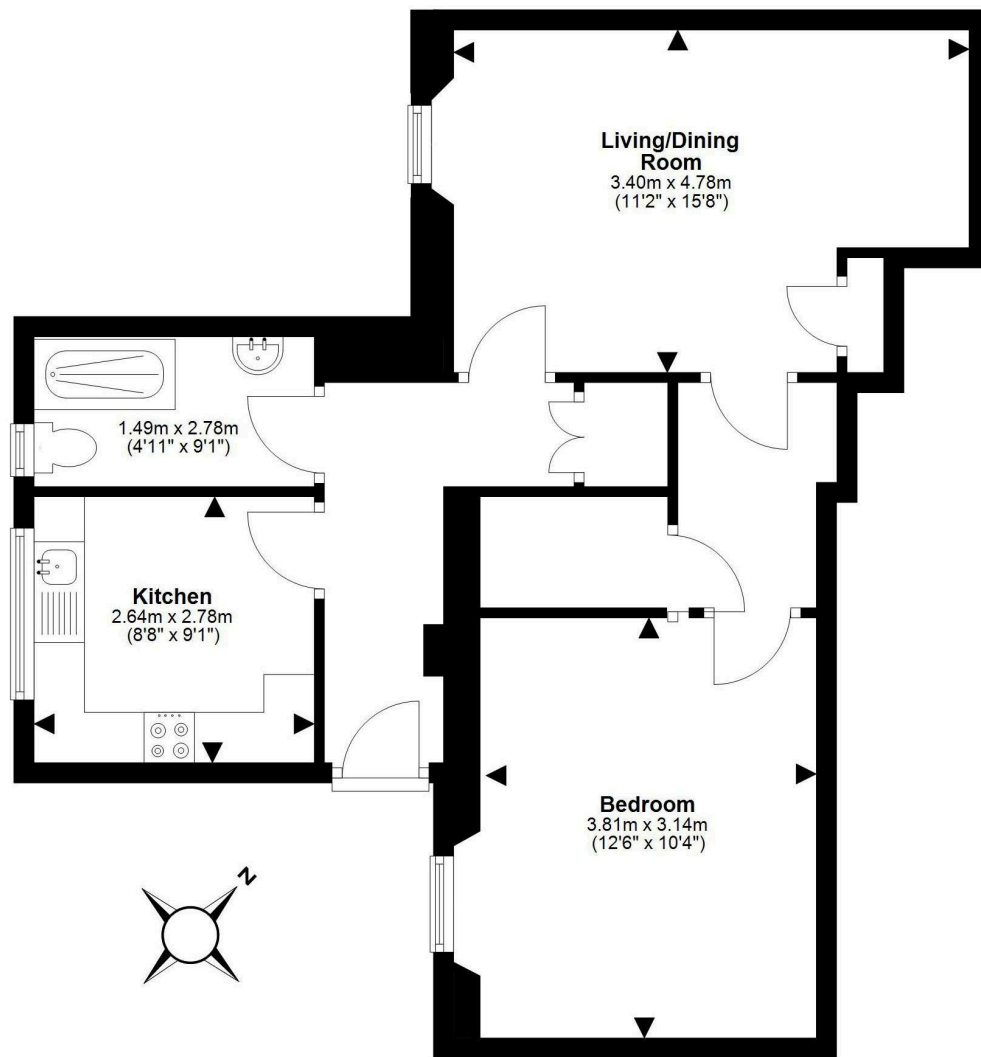
EPC Rating

C

Tenure

Freehold





Total area: approx. 58.2 sq. metres (626.0 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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