



Bright and spacious

Two-bedroom, main door, upper flat



Bright and spacious, two-bedroom, main door, upper flat situated on a quiet residential street in the heart of Davidson's Mains, a stone's throw from independent shops, cafes, schools and lovely walks. This property offers buyers a fantastic opportunity to add their own stamp to a property. The accommodation consists of a private entrance stair and hallway, an attractive living room, with a bay window and feature mid-century shelving and wall hung cupboards and a dining kitchen, with modern, white fitted units, smart worktops, a breakfast bar and appliances (there is space for an oven if required). There are two double bedrooms, one with a fitted wardrobe, and a family bathroom. The large, floored attic is of particular note, fully floored, with Velux window, eaves storage and is accessed from a built-in stair from the hallway. To the front of the property there is a single garage and driveway and attractive planted borders. To the side and rear there is a very generous, private garden, over two levels, with a patio area, planted borders, a shed and a drying area.

Key Features

- Private entrance stair and hall
- Living room
- Dining kitchen
- Two double bedrooms
- Bathroom
- Large floored attic, with staircase
- Double glazing
- Gas central heating
- Garage and driveway
- Large garden



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, curtains, blinds, light fittings, hob, washing machine, fridge freezer 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

D

Home Report Valuation

£275,000

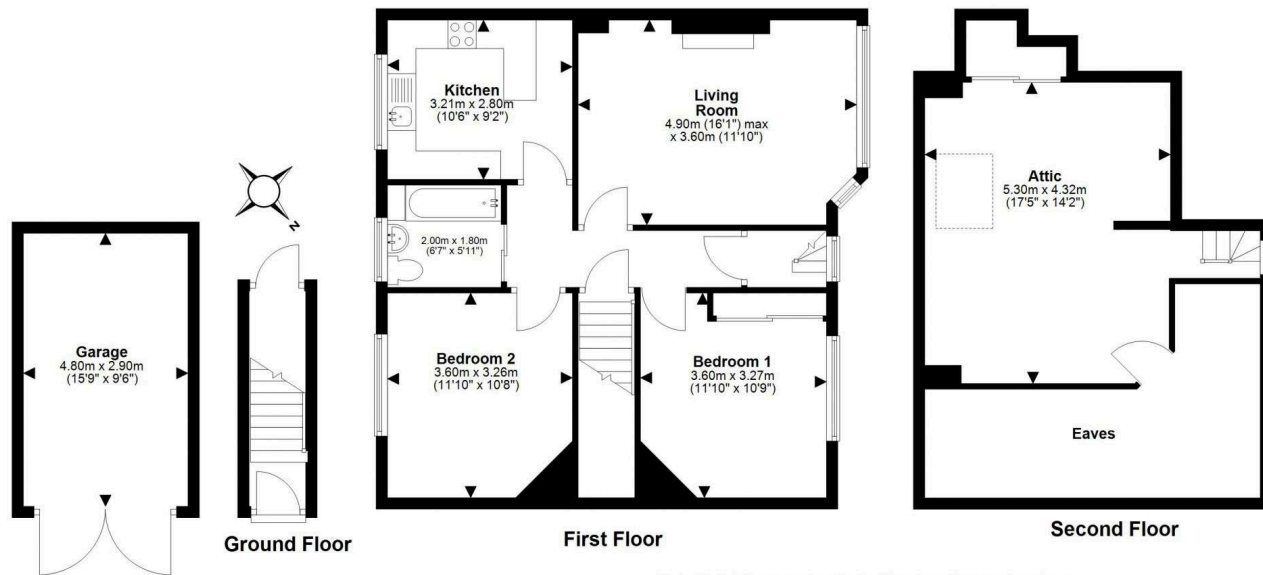
EPC Rating

D

Tenure

Freehold





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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



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

ELP Arbutnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



CHARTERED FIRM



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbutnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.