



Bright and spacious

Two bedroom, semi-detached house



This bright and spacious two-bedroom, semi-detached house has a fantastic location on a quiet residential street in the heart of Davidsons Mains, a stone's throw from shops, cafes and schools. The property is very nicely presented throughout and is in move-in condition. The accommodation is across two floors, with an entrance hall with storage, a lovely, light filled lounge with an electric fire and glazed doors leading to the conservatory. The conservatory offers additional living space, currently used as a dining room and has direct access to the garden. The kitchen has a good range of white modern units and appliances and leads into the conservatory. On the upper floor there are two double bedrooms, both with good wardrobe and storage space and there is a family bathroom, with a bath and overhead shower, vanity unit and ladder style radiator. The landing benefits from a window and has access to the partially floored attic. To the front of the property there is a generous driveway and to the rear there is a well-kept garden with an area of lawn, planted borders and two sheds.

Key Features

- Hall
- Lounge
- Conservatory
- Kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Garden
- Driveway



Davidsons 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, cooker, hob, washing machine, tumble dryer, fridge, freezer and two sheds 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

£320,000

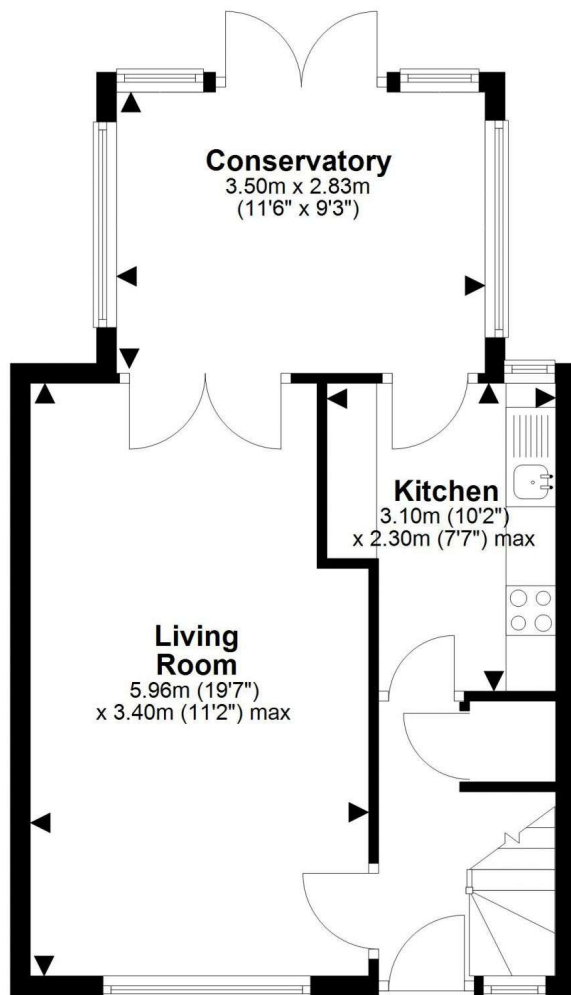
EPC Rating

D

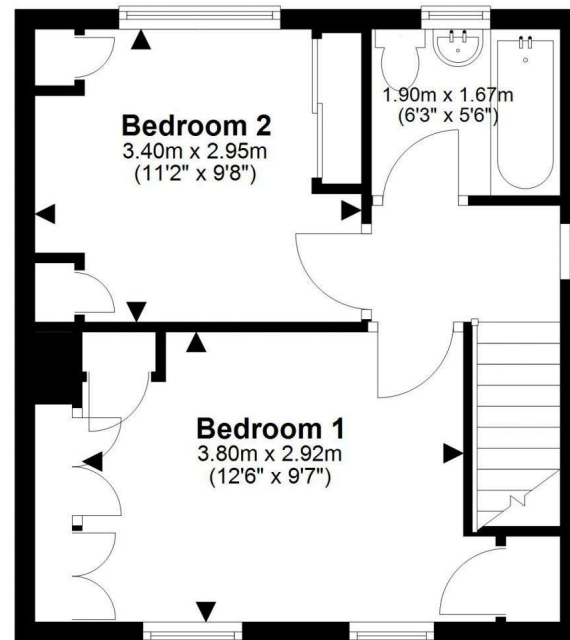
Tenure

Freehold





Ground Floor



First Floor



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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