



# 8 Corbiehill Place

Davidsons Mains, Edinburgh, EH4 5AY



VMH ESTATE AGENTS





## Spacious 2 bedroom main door lower villa in the heart of Davidsons Mains, close to excellent local amenities.

- Bay windowed sitting/dining room
- Modern fitted kitchen
- 2 double bedrooms
- Bathroom
- Private south facing rear garden
- Private garden to the front
- Gas central heating & double glazing
- Quiet cul-de-sac position
- On-street parking
- Excellent location with local amenities



**Offers Over: £275,000**

**EPC Rating: D**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

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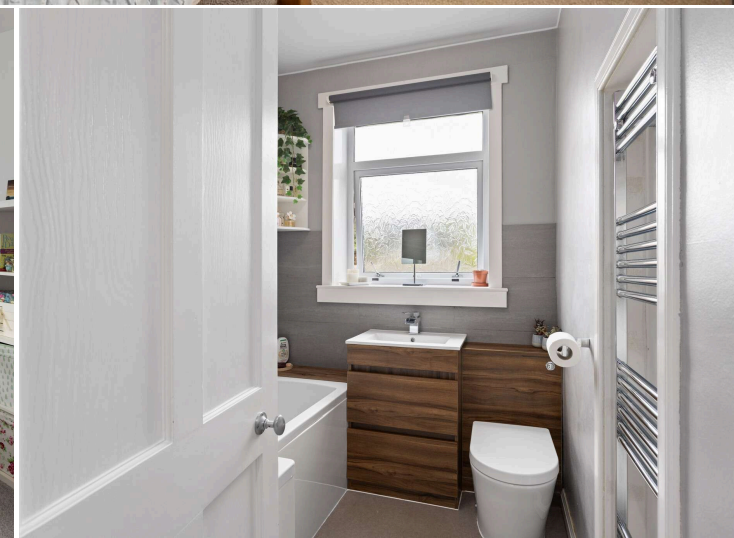
# About the Property

Enjoying a quiet cul-de-sac position in the heart of Davidsons Mains, close to excellent local amenities, this main door lower villa offers spacious accommodation in excellent decorative order. There is a private, fully enclosed, south facing garden to the rear with an area of lawn and decking.

Further benefits include gas central heating, double glazing, a private garden to the front and unrestricted on-street parking.

## Extras

To include all fitted carpets and fitted floor coverings, light fittings, hob, oven, cooker hood, washing machine, dishwasher, fridge/freezer and garden shed.





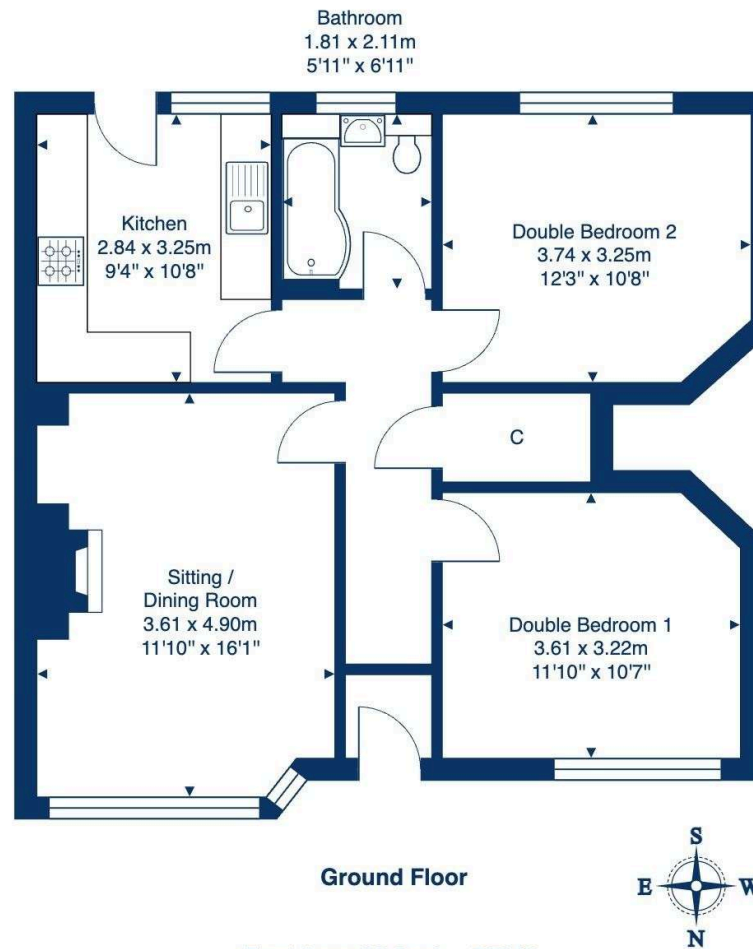
## Location

Davidsons Mains is situated within 15 minutes drive of the city centre and has excellent local amenities, including Tesco, Boots Pharmacy, dentist and doctors surgery. There are a couple of traditional local pubs and cafes, along with a Costa Coffee. Craigleith Retail Park is within a few minutes drive as is the Gyle. For tranquil sea views and beautiful grounds, the nearby Lauriston Castle is popular with locals and visitors alike. A little further away is the historic village of Cramond with a wide variety of leisure facilities including walks along the River Almond. Regular bus services run to and from the city centre. There is also easy access to Edinburgh International Airport, the Queensferry Crossing and to the central motorway networks. Schooling in the area is well catered for with Davidson's Mains Primary School and Royal High, along private education within easy reach.





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Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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