



82C Main Street, Davidson's Mains

Davidson's Mains, Edinburgh, EH4 5AB

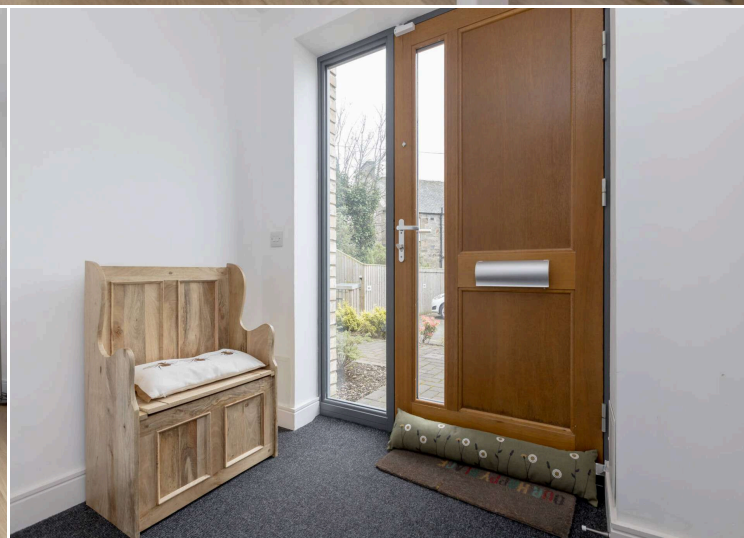


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Superb 2 bedroom main door first floor flat with allocated parking space within a secure gated development.

- Superb sitting/dining room open to -
- Stylish kitchen/breakfast room
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom
- Highly sought after location
- Secure gated development
- Lovely shared grounds & bike store
- Allocated parking space
- Electric heating & double glazing



Offers Over: £295,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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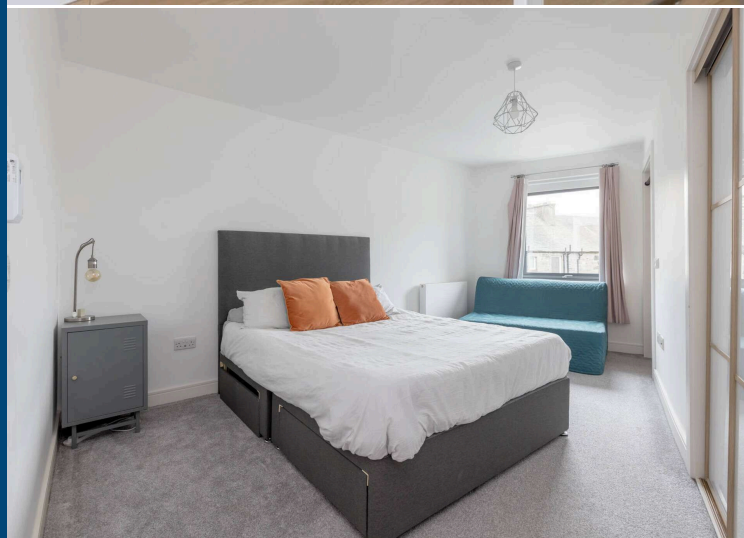
About the Property

Forming part of an exclusive gated development, this impressive 2 bedroom, main door first floor flat benefits from an allocated parking space within the residents' car park. The property is in a peaceful and secluded position whilst being in the heart of Davidson's Mains village, close to superb amenities, good transport links and nearby beaches.

The interior of the property is tastefully presented throughout and offers bright and generously proportioned accommodation in excellent order throughout. The kitchen and bathrooms have quality fixtures and fittings (with underfloor heating in the bathrooms) and there is excellent storage in the way of built-in wardrobes and a large storage cupboard in the upper hallway.

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.





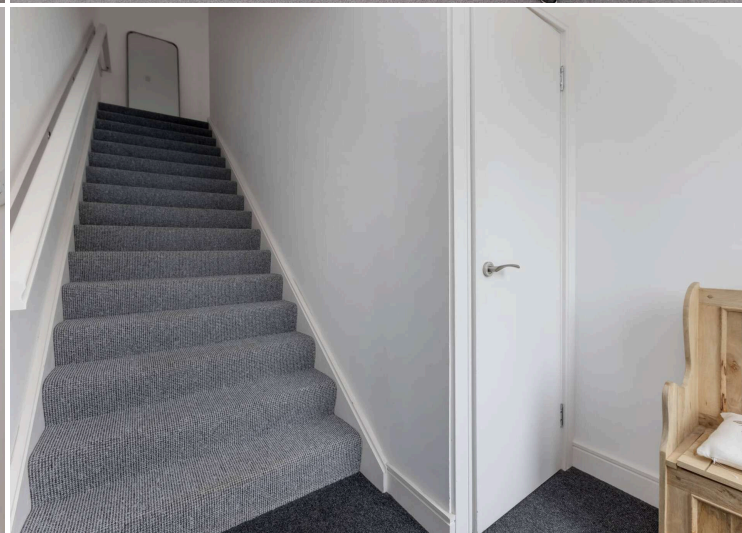
Location

Davidson's 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.

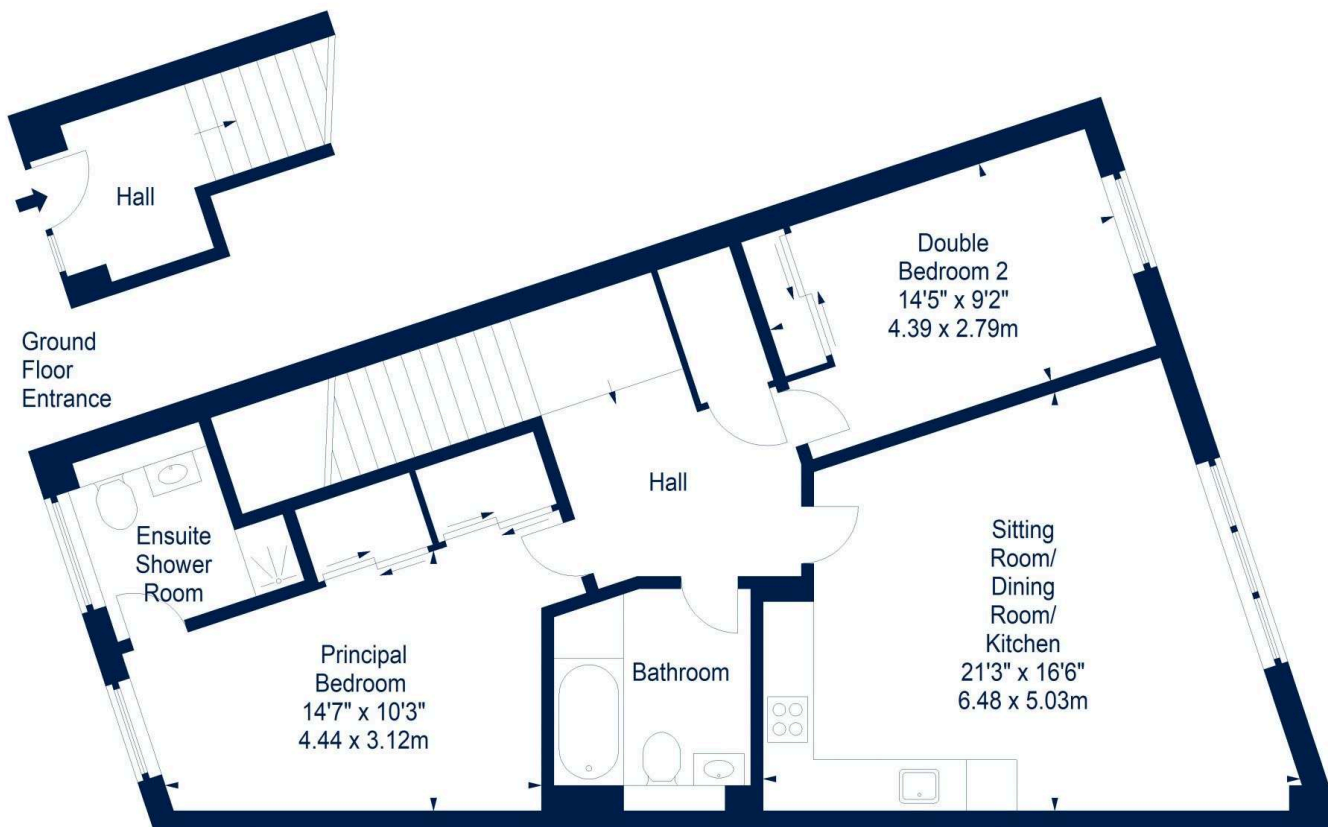


Management

The development is factored and maintained by Hacking and Paterson for an approximate quarterly fee of £180. This includes block buildings insurance and maintenance of the shared grounds.



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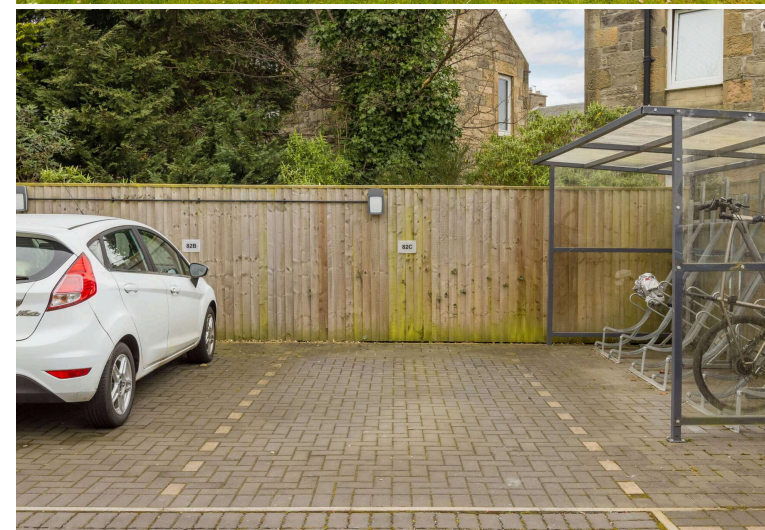


First Floor



House - Approx. Gross Internal Area - 967 Sq Ft - 89.83 Sq M

For identification only. Not to scale. © SquareFoot 2025





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