



14 Davidson Road
Craigleith, Edinburgh, EH4 2PE





Superb 3 bedroom detached house with delightful gardens to the front & rear, single garage & driveway

- Sitting room with bay window
- Superb conservatory
- Dining room
- Kitchen/breakfast room
- 3 bedrooms
- Bathroom
- Showerroom
- Beautiful gardens to the front & rear
- Garage & driveway
- Gas central heating & double glazing



Offers Over: £540,000

EPC Rating: D

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in the desirable residential area of Craigleith, this impressive 3 bedroom detached house lies within easy reach of many local amenities and the City Centre. The property benefits from beautifully maintained sunny private gardens to the front and rear as well as a single garage and driveway.

The interior of the property is bright and generously proportioned throughout and offers ideal family accommodation over two levels. The tastefully presented accommodation is particularly versatile and has an abundance of storage space.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, microwave, fridge and dishwasher are included in the sale price.



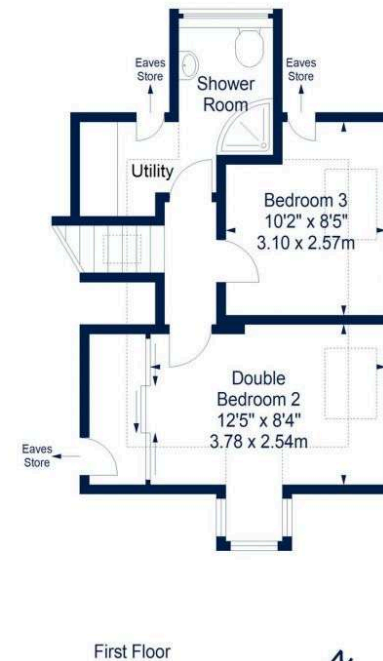
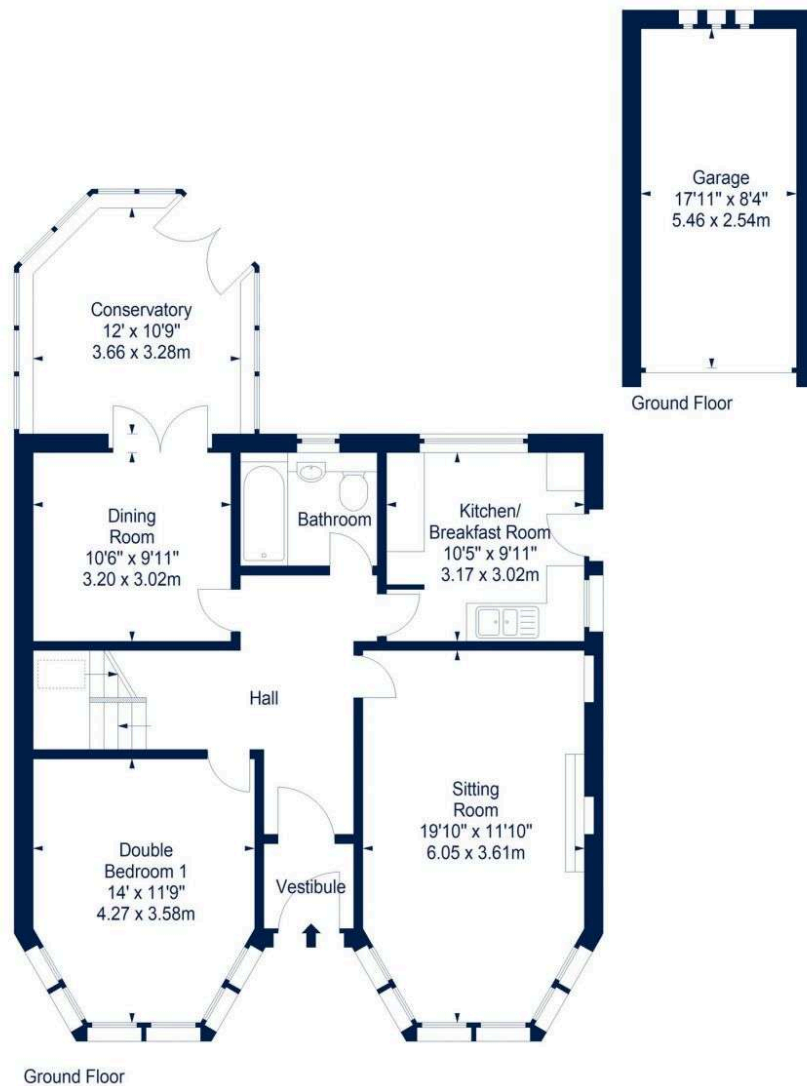




Location

Craigleith is a residential area situated north-west of the city centre with excellent local amenities and just a short drive from Edinburgh's West End and Stockbridge. Craigleith Retail Park is within close proximity offering a number of retail shops and the green open spaces of Inverleith Park, the Royal Botanic Gardens and Corstorphine Hill are nearby. This area is very well located for anyone working at the Western General Hospital or Police Scotland at Fettes and it has excellent bus routes into the city centre. Haymarket rail station, the City Bypass and M8 are easily accessible, giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schooling is represented in both the state and private sector.

14 Davidson Road, Edinburgh, Midlothian, EH4 2PE



House - Approx. Gross Internal Area - 1297 Sq Ft - 120.49 Sq M
Garage - Approx. Gross Internal Area - 149 Sq Ft - 13.84 Sq M

For identification only. Not to scale. © SquareFoot 2025





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.