



30 The Green

Davidson's Mains, EH4 5AF



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67sqm

EPC

C

AS Anderson
Strathern

30 The Green

Davidson's Mains, EH4 5AF

Situated within a two-storey block of four units, this charming upper flat in the North-West of Edinburgh offers private main-door access and a comfortable layout ideal for modern living.

The front door of the property opens to a set of stairs that leads up to the central hallway, which connects all rooms of the property. These include a spacious dining lounge with fireplace, kitchen, two generous bedrooms, a family bathroom with a three piece suite, and a cupboard with a window. Both the kitchen and bathroom offer excellent potential for modernisation.

Residents also benefit from a communal garden to the side and rear. The property is warmed by a gas combi boiler, ensuring efficient heating throughout. This property would appeal to a range of potential buyers, including first time buyers and investors.

Property features

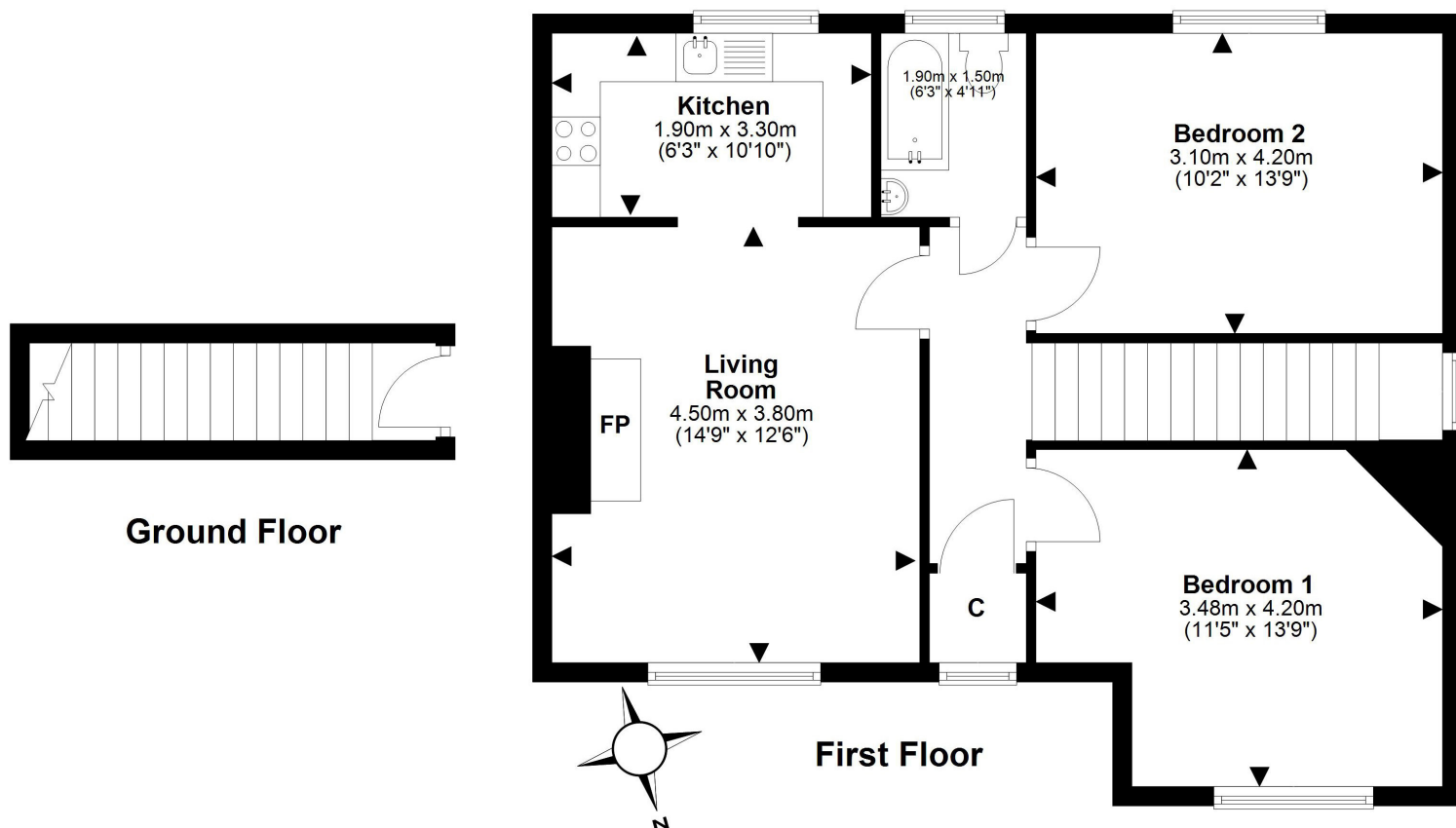
- Communal garden
- Gas combi boiler
- Neutral decor
- On-street parking
- North/south exposure
- Excellent potential





Location

Davidson's Mains is situated within 15 minutes drive of the city centre and has excellent local amenities. There are a couple of traditional local pubs, a coffee shop and a Tesco Metro. Sainsbury's at Craighleith is within a few minutes drive as is the Gyle Shopping Centre. 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.



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.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and freestanding appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services

Council tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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