



29 The Green, Davidsons Mains  
DAVIDSONS MAINS | EDINBURGH | EH4 5AF

  
warners  
solicitors & estate agents





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Warners are delighted to present to market this fabulous two bedroom, main door upper villa with private fully enclosed garden, quietly set in a residential area in the sought after area of Davidsons Mains, close to local amenities and to the beautiful open space of Cramond. This charming home will appeal to a wide cross section of purchasers, including couples, families, anyone downsizing from a larger house and requiring easy access accommodation, and investment purchasers. The apartment has a great stylish look and benefits from all modern comforts. Plenty of light comes into the living room from a double window facing to the front and a feature fireplace provides a central focal point. The contemporary kitchen comes with a good mix of wall and base cabinetry and enjoys open leafy views to the rear. Both bedrooms are good sized doubles and a fully tiled modern stylish shower room completes the internal accommodation. Externally, the garden benefits from a fully enclosed private garden, laid to lawn with stunning Indian sandstone patio, making it the perfect place to relax and entertain. There is also a shed for handy external storage and communal drying green to the rear. Further benefits include gas central heating, double glazing, unrestricted street parking and a partially floored attic. Early viewing is recommended!

- Two bed upper villa in sought after Davidsons Mains
- Welcoming hallway with storage cupboard
- Light and spacious living room with feature fireplace
- Contemporary well-equipped kitchen
- Two double bedrooms
- Modern fully tiled shower room
- Private fully enclosed garden with shed and shared drying green
- Gas central heating and double glazing
- Partially floored attic
- Unrestricted on street parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

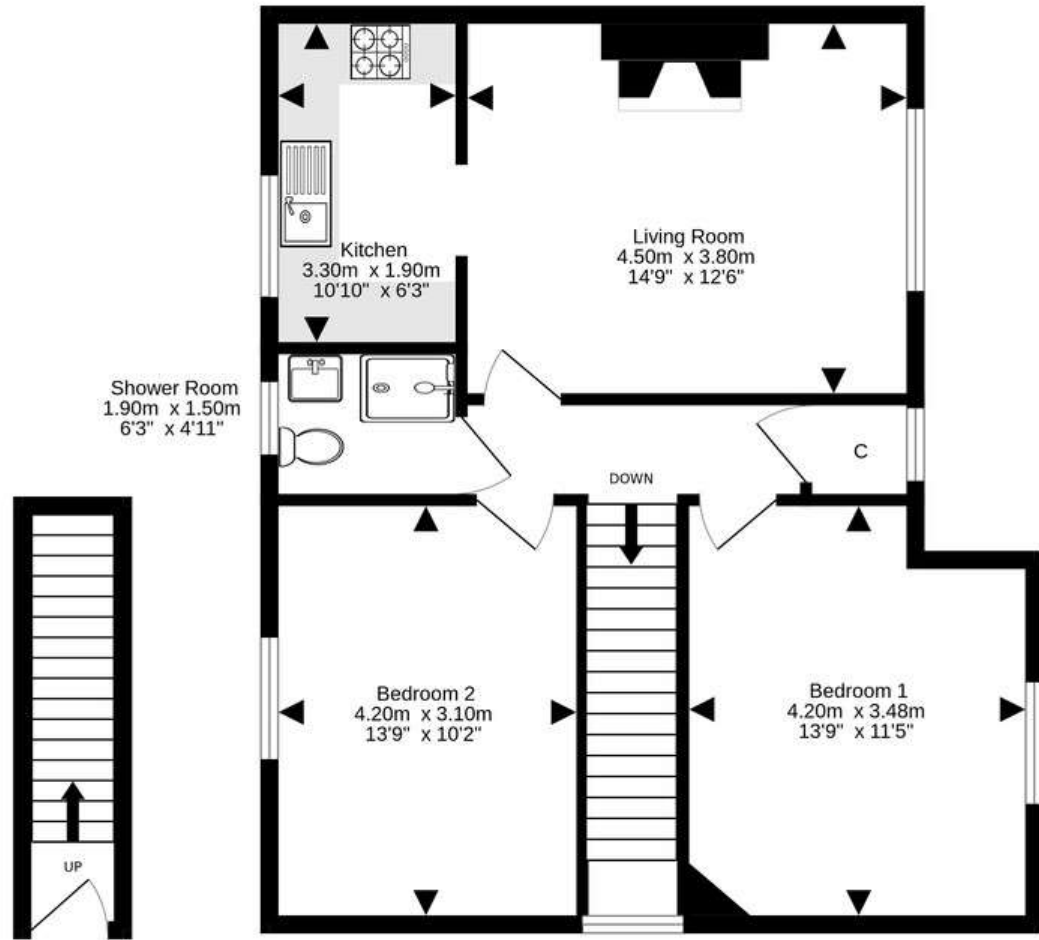


All white goods, wardrobe with built in chest of drawers in back bedroom, blinds in front bedroom & kitchen will be included in sale. EPC: C

Davidsons Mains is a popular residential area 3 miles west of Edinburgh City Centre offering a high quality environment and affording all the amenities of the high street. Local shopping at the heart of the village includes Tesco Metro, Boots, Post Office, and banking facilities. Also nearby is Craighleith Retail Park, with both Sainsbury and Marks & Spencer Supermarkets and several other High Street stores. Schooling nearby, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropax ©2024