



82D Main Street  
DAVIDSONS MAINS | EDINBURGH | EH4 5AB

82D

  
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solicitors & estate agents



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A rare opportunity has arisen to acquire an immaculately presented two bed main door apartment with private deck and allocated parking space within an exclusive gated development of only five properties, beautifully positioned in the heart of Davidson's Mains village, close to superb amenities, good transport links and lovely sandy beaches.

Viewing is essential to appreciate the great feeling of light and space throughout this stylish, pristine condition property. Fashionably open plan public living space allows for relaxation and entertaining from where you have an easy transition out onto the good sized private deck, which is an ideal chill out area with a pleasant leafy outlook. Directly beyond the deck lies a well screened stretch of manicured lawn for use by all the residents. A stunning Leicht kitchen designed by Kitchens International features a range of neutral tone units and is fully equipped with integral appliances. The principal double bedroom benefits from twin wardrobes, with a single wardrobe built into the second double bedroom. Further storage is provided by two cupboards off the hall. Within the bathroom is an attractively fitted suite, complementary tiled surrounds and a mixer shower. The development has a fabulous spot quietly tucked away off the main thoroughfare with electric vehicular gates into the car park where one space is allocated to this property.

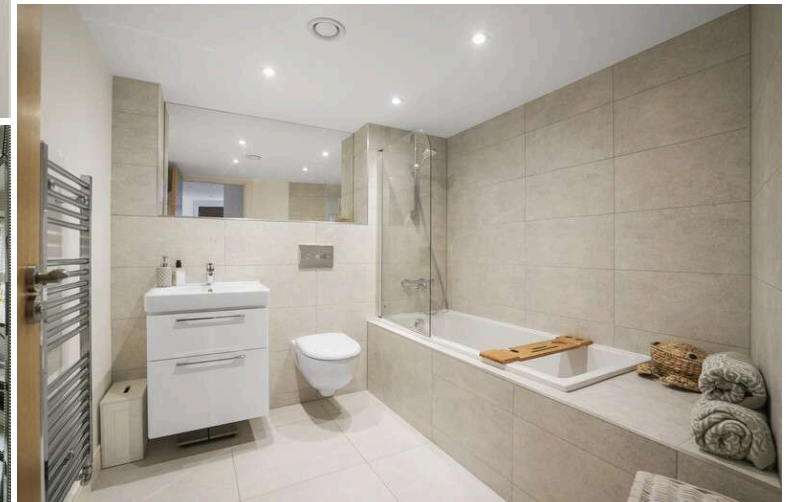
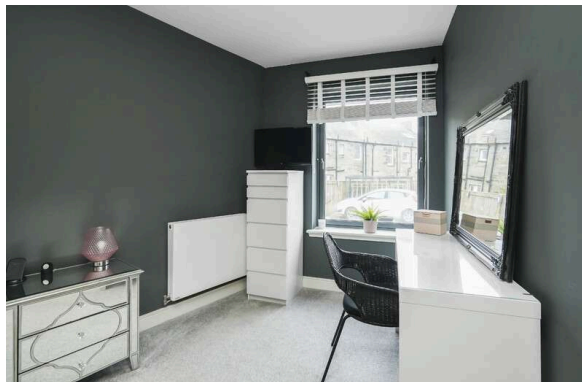
- Secluded off-road position a stone's throw from amenities
- Living/dining open to fully fitted kitchen
- Two double bedrooms, each with built-in wardrobe space
- Bathroom with mixer shower
- Entrance hall with two cupboards
- Double glazing
- Electric heating/Hive controls
- Security alarm
- Private deck
- Communal garden
- Allocated parking space
- Bicycle rack and bin store
- Secure, fully factored development

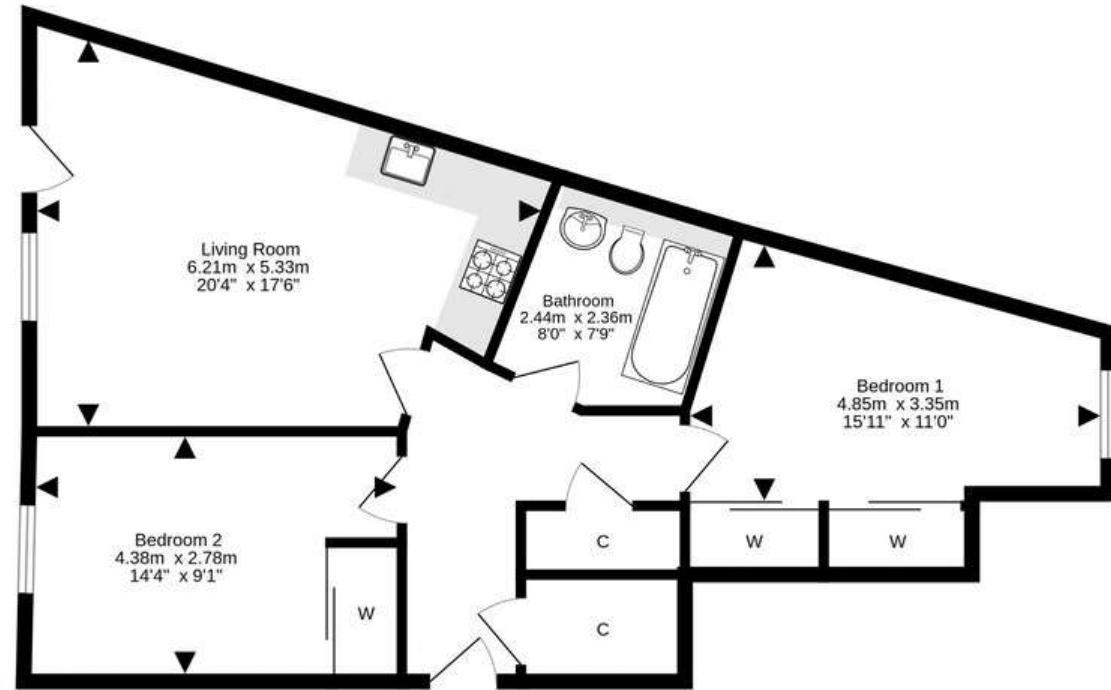
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The blinds, integrated kitchen appliances and washing machine will be included in the sale of the property. 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 and Boots, plus 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. Only a short journey from Davidsons Mains are the lovely sandy beaches at Cramond and Silverknowes.





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 Metropix ©2024.



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