



CSS

warner's
for sale

Max. Per. 10
8 am - 6 pm
Sat
8 am - 1.30 pm
Sun
No shopping
30m - 6m
9.00 - 9.35 am
4.30 - 6pm

19 Quality Street
DAVIDSONS MAINS | EDINBURGH | EH4 5BP

warner's
solicitors & estate agents



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Rarely available and spacious “B Listed” traditional one bedroom upper flat, ideally located in the sought-after Davidsons Mains area of Edinburgh which lies east of the City Centre, close to an abundance of local amenities, shops and schooling. The property is well presented and benefits from gas central heating, and double glazing to the rear of the property with single glazing to the front. Externally, the property boasts a private rear garden which is laid to lawn with decking and a shed, and ample unrestricted on-street parking.

- Main door shared entrance
- Bright and spacious dual aspect living room with a feature fireplace, gas fire inset, open shelved press and corniced ceiling.
- Modern fitted kitchen with floor and wall units and integrated oven and hob
- Spacious rear facing double bedroom with build in wardrobes
- Generous bathroom with three piece white suite and shower over bath
- Good storage options
- Gas central heating
- Single glazed sash and case windows to front and double glazed units to the rear
- Private garden to the rear, laid to lawn with decking area and shed
- Unrestricted on street parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

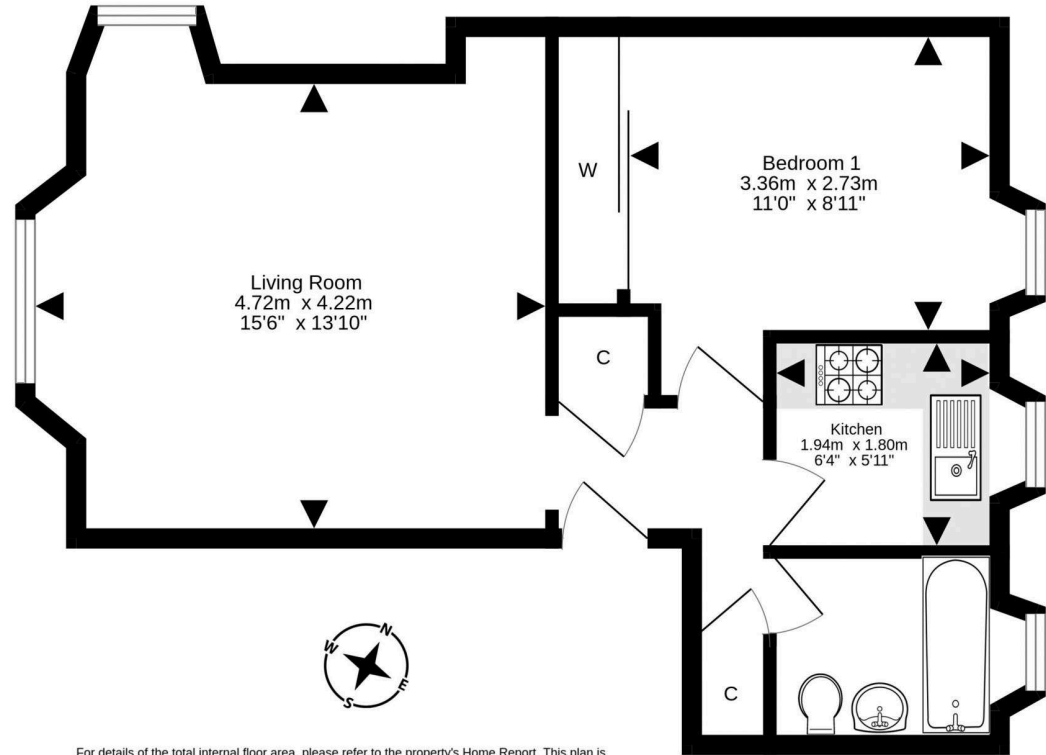


The fridge, microwave and oven will be included in the sale.

EPC Rating D.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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.
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