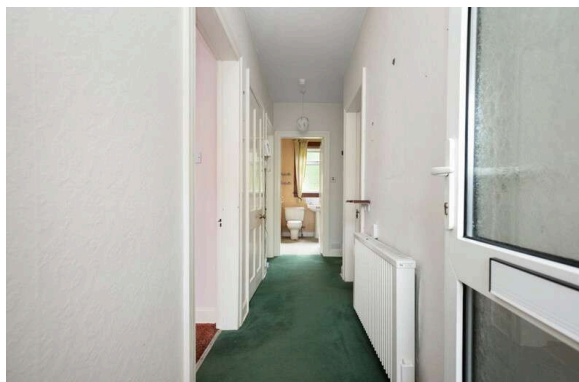




40 Corbiehill Crescent, Davidson Mains
DAVIDSONS MAINS | EDINBURGH | EH4 5BD


warners
solicitors & estate agents



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Warners are delighted to present to market this two-bedroom lower villa, with private gardens and driveway, situated within the ever popular Davidsons Mains district of the city, perfectly positioned for access to a range of local amenities, schools and transport links to the city centre. The property requires renovation throughout but offers fantastic potential to a buyer wanting to put their own stamp on the property. In brief, the property comprises: -

- Entrance vestibule and hallway with storage cupboard
- Sunny living room to the front
- Spacious double bedroom overlooking the front garden.
- Second double bedroom quietly situated to the rear of the property.
- Shower Room
- Kitchen with direct access to rear garden and large pantry cupboard
- Double glazing & electric heating
- Private gardens to front & rear
- Private Driveway & on street parking

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



Sold as seen EPC: E

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 Craigeith 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.



