



11A Quality Street
DAVIDSONS MAINS | EDINBURGH | EH4 5BP

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Rarely available and arranged over two floors, this stunning end terraced home boasts three double bedrooms and gardens to the front and side. Located in the highly sought-after Davidsons Mains district of Edinburgh, this property is in exceptional condition, having been finished to a high standard. Perfect for families and professionals alike, this home offers a blend of modern living with the charm of a well-established neighbourhood.

The lower level features a front-facing living room with twin windows and high-quality wooden flooring, creating a bright and inviting space for relaxation. The separate, fully fitted modern kitchen is equipped with sleek white units and a marble-style splashback, offering both style and functionality.

The stylish dining room, with bi-folding doors that open to the side garden area, is perfect for entertaining and family meals, seamlessly blending indoor and outdoor living. Additionally, the lower level includes a versatile third bedroom that can be adapted to suit your needs, whether as a guest room, home office, or playroom. An exceptional family bathroom, boasting a luxurious oval bath, separate rainfall shower, and mood lighting, offers a spa-like retreat within your own home.

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The upper level continues to impress with a well-decorated master bedroom that is front-facing and features an en-suite shower room adorned with beautiful tiling, providing a private and serene space to unwind. A rear-facing double bedroom completes the upper level, offering ample space and comfort for family or guests. The property is equipped with gas central heating, featuring designer radiators, and double glazing, ensuring comfort and efficiency throughout the year.

Externally, the property offers gardens to the front and side, providing a serene outdoor space for relaxation, or entertaining. These well-maintained outside areas offer a perfect setting for summer barbecues, children's play, or simply enjoying a cup of coffee in the morning sun. On-street parking is available, adding to the convenience of this exceptional home.

Situated in the desirable Davidsons Mains area, the property is close to a range of local amenities, including shops, cafes, and schools, making it an ideal location for families. This exceptional home combines modern luxury with a prime location. With its immaculate condition, versatile living spaces, and beautiful gardens, fantastic transport links, this property offers a unique opportunity to experience the best of

Edinburgh living.

In brief the property comprises -

- Welcoming hall with storage.
- Front facing, twin windowed living room with high quality wooden flooring.
- Fully fitted modern kitchen with sleek white units and marble style splashback.
- Stylish dining room with bi-folding doors accessing the side garden area.
- Versatile third bedroom.
- Exceptional family bathroom with luxurious oval bath and separate rainfall shower with mood lighting.
- Well decorated master bedroom front facing with en-suite shower room, with beautiful tiling.
- Rear facing double bedroom.
- Gas central heating, with designer radiators and double glazing.
- Gardens to the front and side.
- On street parking



All kitchen appliances, excluding freestanding fridge freezer, dining room shutter blinds and curtains and bedroom three wardrobes will be included in the sale. EPC Rating D,

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.







Quality Street,
Davidsons Mains,
Edinburgh,
Midlothian, EH4 5BP



Approx. Gross Internal Area
1184 Sq Ft - 110.00 Sq M
For identification only. Not to scale.
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