



19 The Green
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 lower villa with a private fully enclosed front 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 the twin windows facing to the front and a feature fireplace with electric fire provides a central focal point. The fully fitted kitchen comes with a good mix of wall and base units and enjoys open leafy views to the rear. The kitchen currently comprises an induction hob, oven and fan, fridge/freezer, washing machine and also houses the boiler. Both bedrooms are well proportioned, and a modern stylish shower room completes the internal accommodation. Externally, the garden benefits from fully enclosed private front garden and shared rear garden, made up of lawn, patio, flower beds and gravel. Further benefits include gas central heating, double glazing and unrestricted street parking. Early viewing is recommended!

- Two bed lower villa in sought after Davidsons Mains
- Welcoming hallway with storage cupboard
- Light and spacious living room with feature fireplace
- Contemporary well-equipped kitchen
- Two well-proportioned bedrooms
- Modern shower room
- Private fully enclosed front garden and shared rear garden
- Gas central heating and double glazing
- Unrestricted on street parking

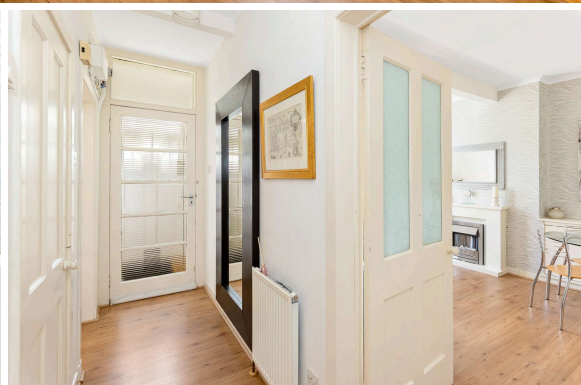
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

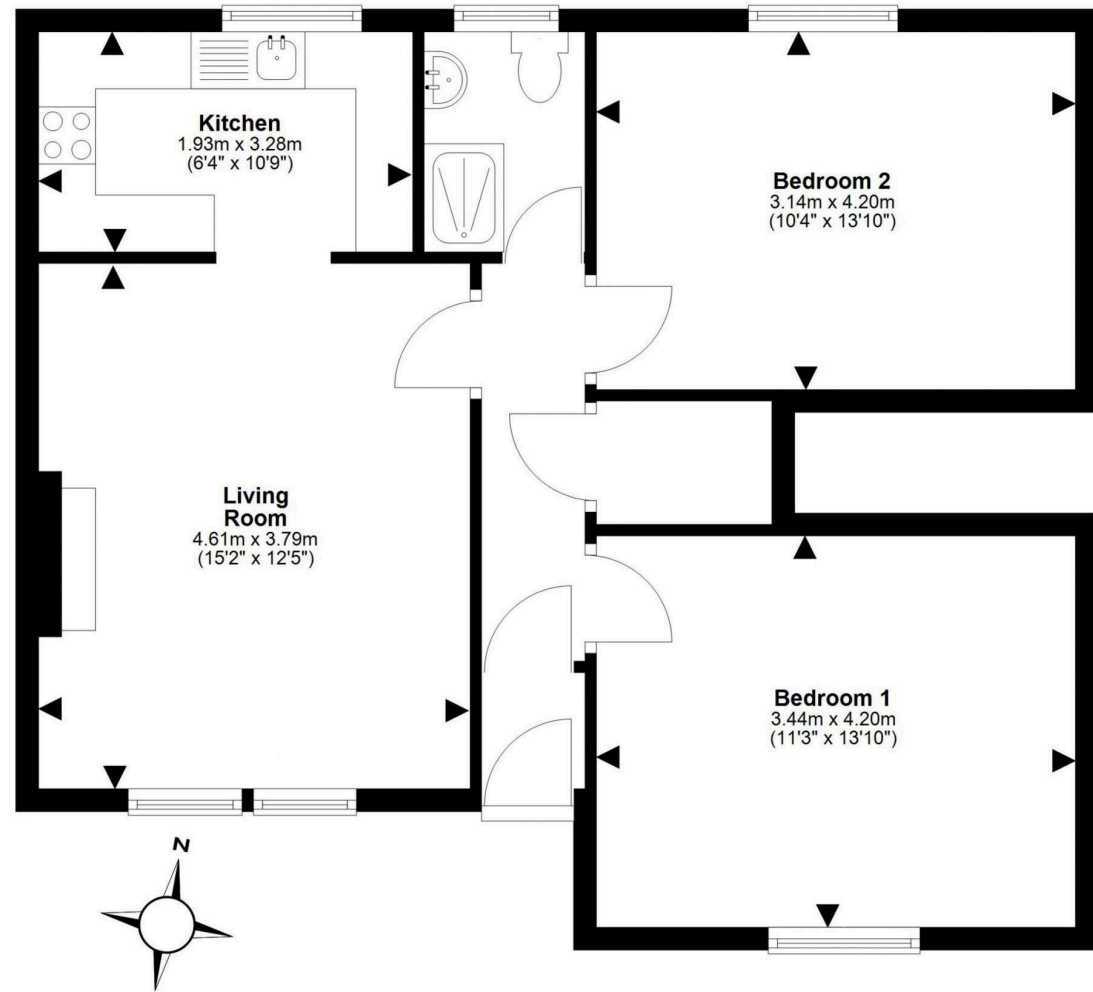


Davidsons Mains is a popular residential area 3 miles west of Edinburgh City Centre offering a high quality environment and affording all the amenities of the high street. Local shopping at the heart of the village includes Tesco Metro, Boots, Post Office, and banking facilities. Also nearby is Craigleith 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.

Energy rating C, Council tax band D. There is no factor associated with this property.

All fixtures, fittings, curtains, blinds, fridge/freezer, washing machine, microwave, electric hob and oven.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.