



42/2 Main Street
DAVIDSONS MAINS | EDINBURGH | EH4 5AA


warners
solicitors & estate agents



42/2 Main Street

DAVIDSONS MAINS | EDINBURGH | EH4 5AA

A rare opportunity has arisen to acquire an immaculately presented two-bedroom ground floor flat with private garden access and decking, 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 through bi-fold doors out onto the good-sized private decking. Directly beyond the decking lies a well presented South facing garden with lawn. The stylish kitchen currently comprises tasteful sky lights, a built-in microwave, oven, induction hob and fan, dishwasher, washing machine and boiler cupboard. There are two well-proportioned bedrooms, and completing the accommodation is the attractive bathroom with a double waterfall shower over the bath and a heated towel rail. The property also benefits from on street parking and a further private front garden. Early viewing is highly recommended.

- Rare two-bedroom flat with garden access and decking
- Open plan kitchen/living with space for dining
- Fully fitted kitchen
- Two well-proportioned bedrooms,
- Entrance hall
- Double glazing & Gas central heating
- Private front and rear gardens
- On street parking

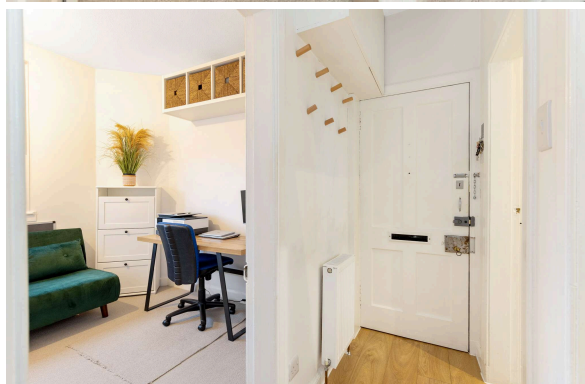
Council tax band D, Energy rating C. There is no factor associated with this property.

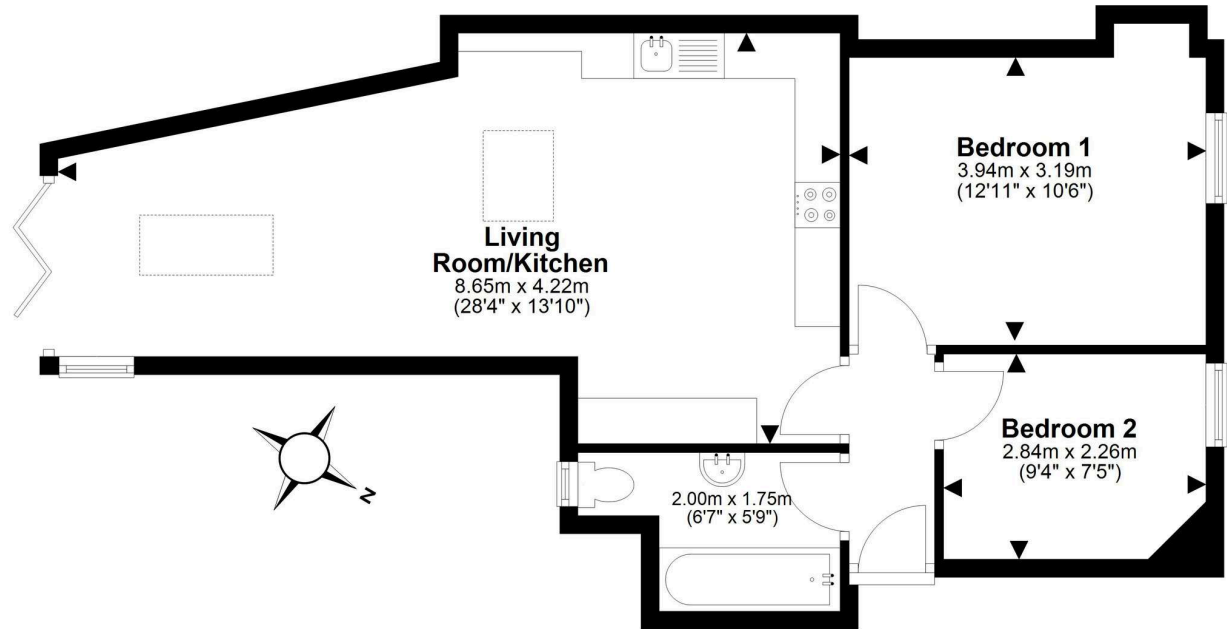
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 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.

Extras included in this sale will be all fixtures, fridge/freezer, dishwasher, washing machine/dryer, blinds, lampshade in bedroom and living room. Shed and built-in wardrobes can be available by separate negotiation.





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.