



12 Quality Street Lane, EDINBURGH, EH4 5BU

A beautifully presented, stone-built two-bedroom terraced house, exuding charm and exceptional kerb appeal. Finished to a high standard throughout, the property features a stylish interior, including a contemporary kitchen and modern bathroom. Ideally located in the heart of Davidson's Mains, it offers convenient access to excellent local amenities. Further benefits include double glazing and gas central heating via a modern combi boiler.

The accommodation comprises:

- Entrance hall
- Front facing living room with wood burning stove, Edinburgh press and solid oak flooring
- Well appointed fitted kitchen with a range of modern slate grey shaker units with solid wood worktops with inset Belfast sink and appliances including gas hob with extractor hood, electric fan oven, washing machine, fridge and freezer
- Luxurious bathroom with bath with rainfall shower over, wash basin, WC and heated towel rail
- Upstairs there are two good sized double bedrooms with fitted carpet and cornicing



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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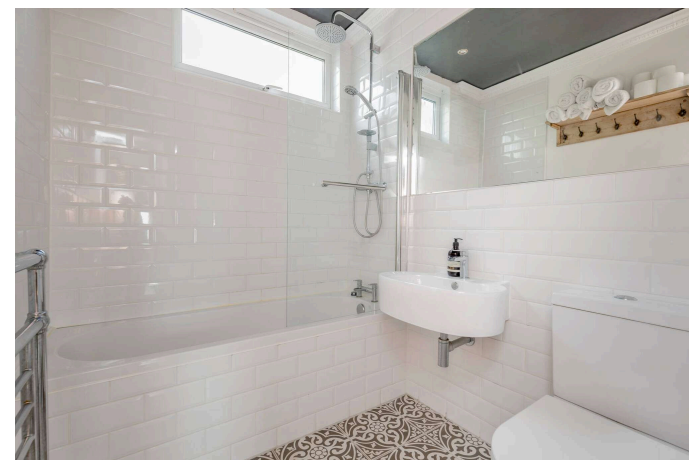
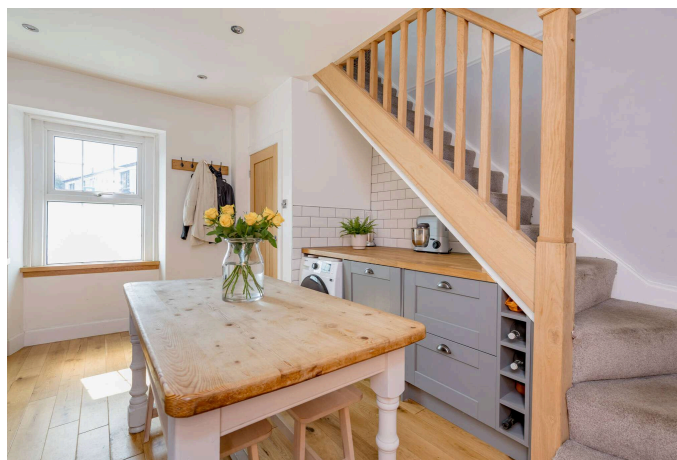
Location

The property is located within the much sought after Davidsons Mains area of the city which lies approximately 3 miles west of Edinburgh's city centre. Bordered by the historic village of Cramond to the north and the desirable residential area of Blackhall to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. The village of Davidsons Mains itself offers an excellent range of local shopping facilities and services ranging from small speciality shops to a Tesco Metro. These shops and services are all literally around the corner/ within a few minutes on foot, as are frequent public transport services. Leisure options are excellent and range from a Marina at Cramond to several golf courses. There are gym facilities locally with swimming pools including Drum Brae Leisure Centre, Juvenile at the Leonardo Hotel on Clermiston Road and the Village at Crewe Toll . Beautiful walks can be enjoyed through the grounds of Lauriston Castle and along the esplanade at Silverknowes. Edinburgh International Airport is within a 10/15 minute drive depending on traffic, as are the forth bridges and the central motorway network.

Extras

The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

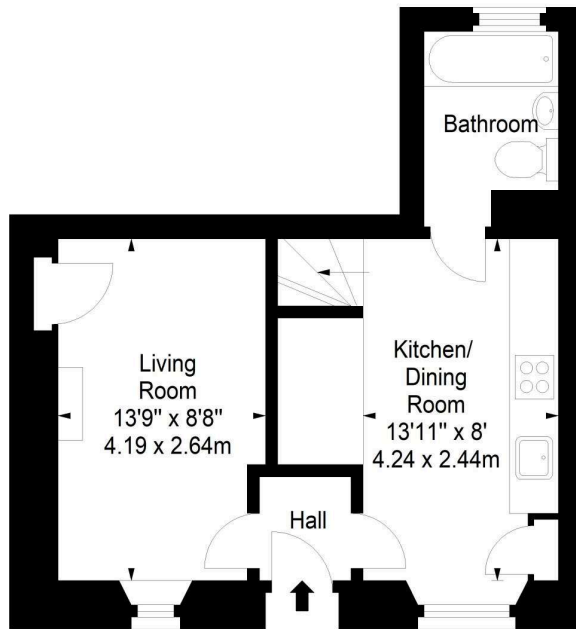
Council tax - Band C



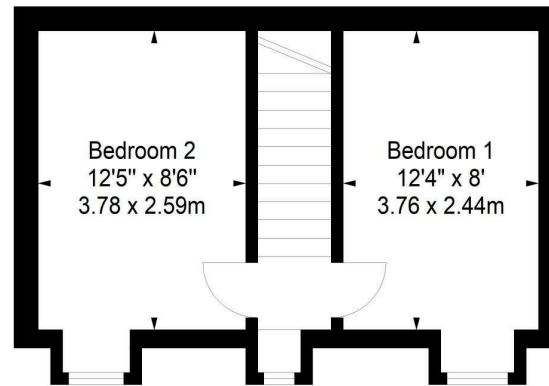
Quality Street Lane,
Edinburgh,
Midlothian, EH4 5BU



Approx. Gross Internal Area
602 Sq Ft - 55.93 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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