



Situated within a charming, courtyard setting

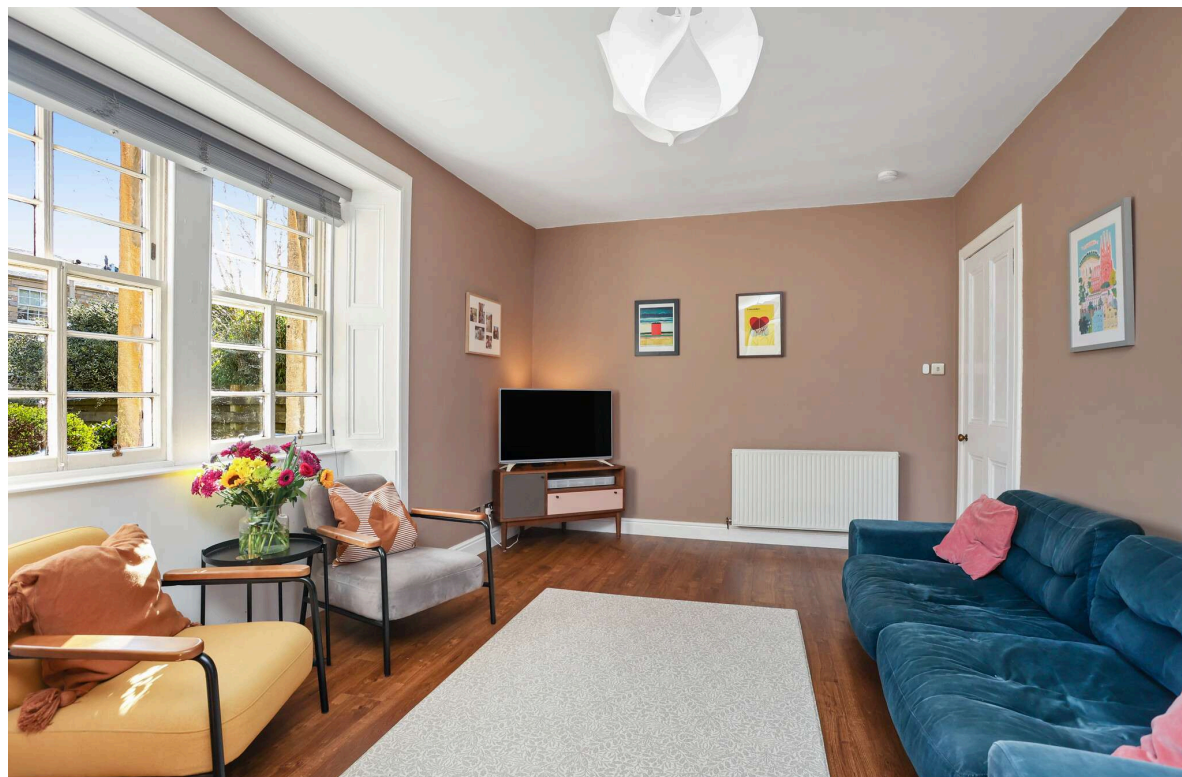
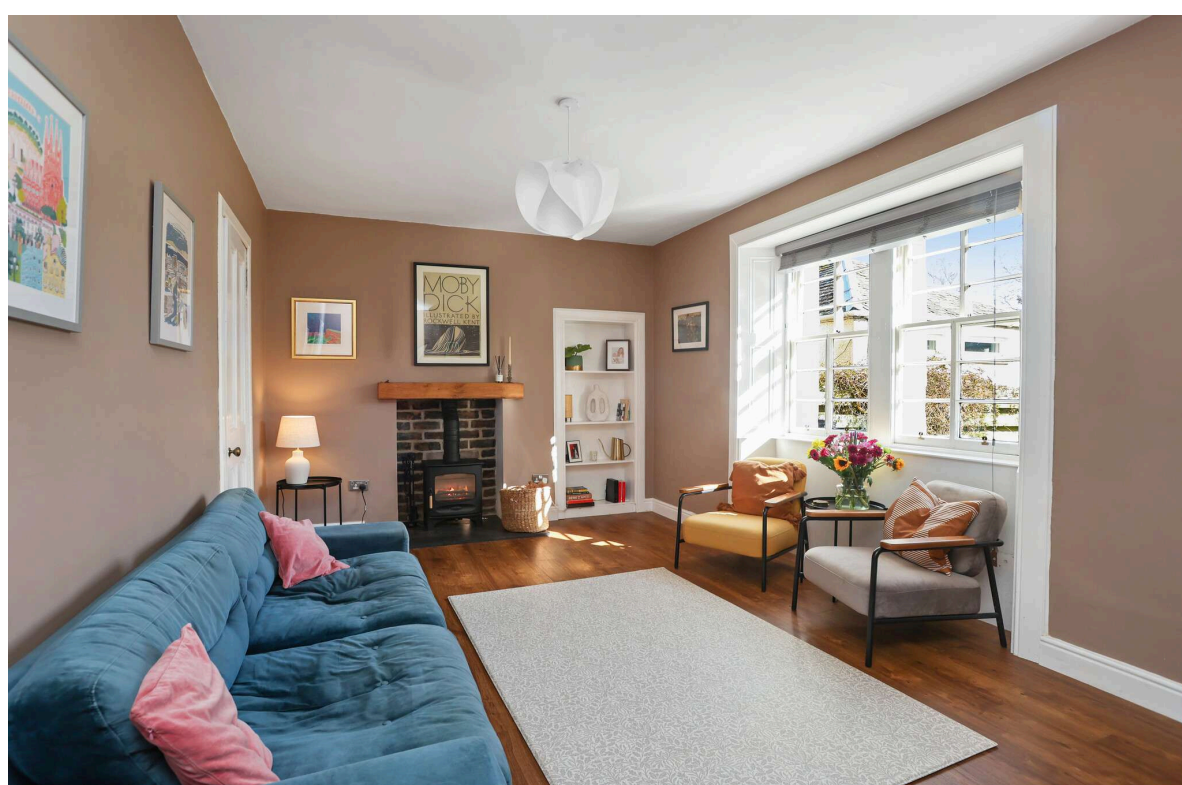
Three-bedroom, B-Listed, Garden flat



Set within the highly desirable area of Davidsons Mains, this exceptional three-bedroom B-Listed garden flat offers spacious accommodation with attractive décor throughout—ideal for families, with excellent schooling and a wide range of amenities within walking distance. Accessed via steps leading down to a private entrance door, the property welcomes you with a charming courtyard setting, which also benefits from three useful external stores. Inside, the hallway provides excellent storage, including a large cupboard and a walk-in cupboard housing the boiler and tumble dryer. The bright and inviting lounge is filled with natural light from twin windows overlooking the garden. This elegant space also features a wood-burning stove, an Edinburgh Press, and an additional walk-in cupboard, creating a warm and comfortable living environment. The dining kitchen is both modern and practical, fitted with sleek units, attractive tiling, and a Range-style cooker, along with integrated appliances. The spacious master bedroom benefits from a built-in wardrobe, an Edinburgh Press, and a smart ensuite shower room complete with a rain shower and contemporary tiling. There are two further well-proportioned double bedrooms, along with a family bathroom featuring a bath with overhead rain shower, quality tiling, and a window for natural light and ventilation. Externally, the property boasts a lovely rear garden with a lawn, attractive borders, a patio area, and shed. There is also direct access to the garage, driveway and to the rear lane, which has space for parking. A standout feature is the versatile garden room, currently used as fully licenced holiday accommodation, complete with its own shower room and kitchenette. This space would also be ideal as a home office, studio or additional living space. This is a rare opportunity to acquire a beautifully maintained home in a prime location, offering flexibility, style, and excellent indoor and outdoor living space.

Key Features

- Hallway
- Lounge
- Dining kitchen
- Master bedroom with ensuite
- Two double bedrooms
- Bathroom
- Period features
- Gas central heating and secondary glazing
- Garden room with shower room & kitchenette - (Licenced holiday let)
- Front courtyard with three stores
- Rear garden
- Garage and driveway



Davidson's Mains

Davidson's Mains is a desirable residential area, with a convenient west-of-city location, just off the A90, and features a range of excellent local shops, including a Tesco Metro supermarket, post office, and chemist, along with a health centre and dentist. Craigleith Retail Park is situated close by, with a Sainsbury's superstore, Marks & Spencer and Boots, whilst The Gyle Shopping Centre offers further extensive high street shopping. With fine walks and open spaces at Cramond shore, Lauriston Castle and Corstorphine Hill, there are also private and public golf courses in the vicinity, a local bowling club, and the swimming pool and fitness centre at Ainslie Park. Catchment for schools includes the very well-regarded Davidsons Mains Primary and Royal High School. The area is also catered for by regular bus services.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge freezer, dishwasher, washing machine, tumble dryer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£400,000

EPC Rating

C

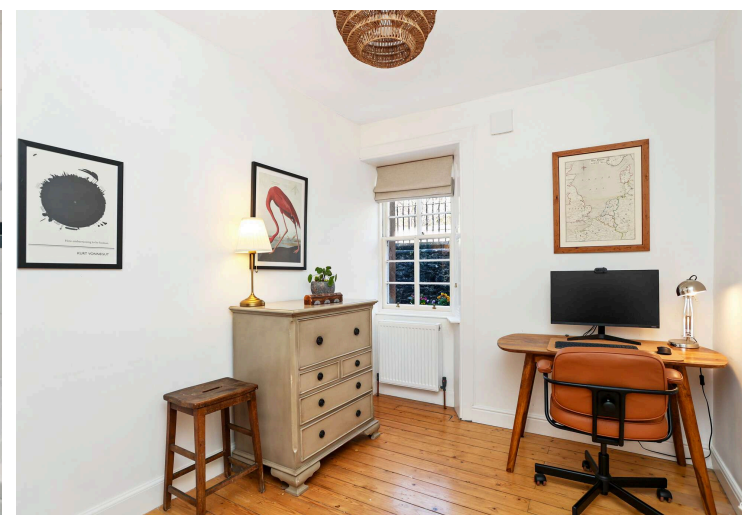
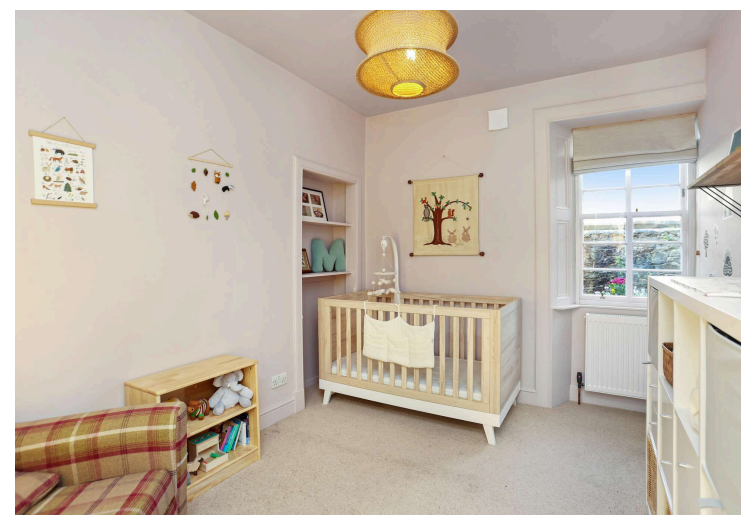
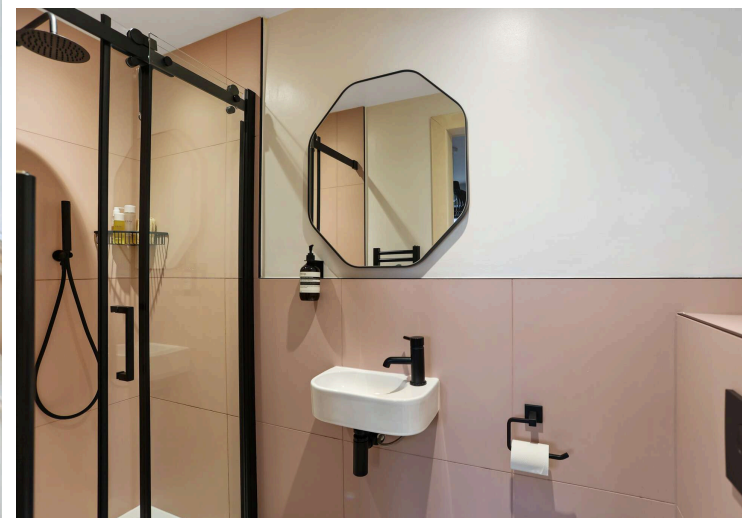
Tenure

Freehold

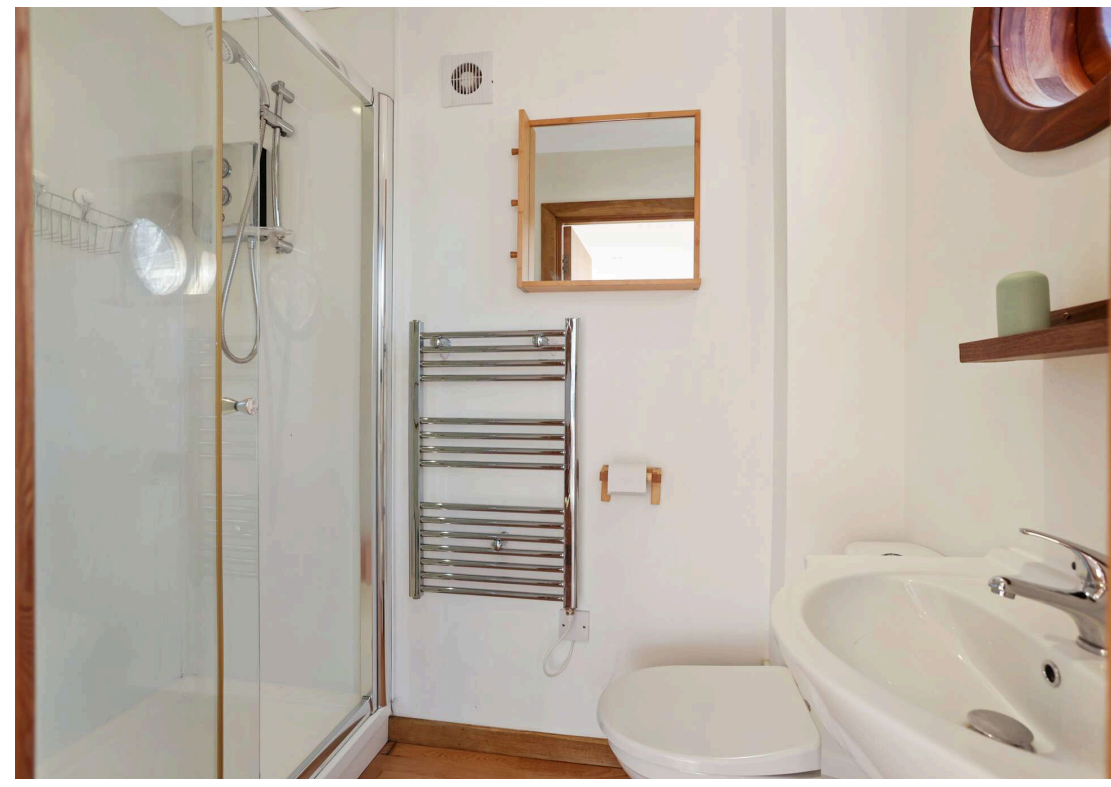


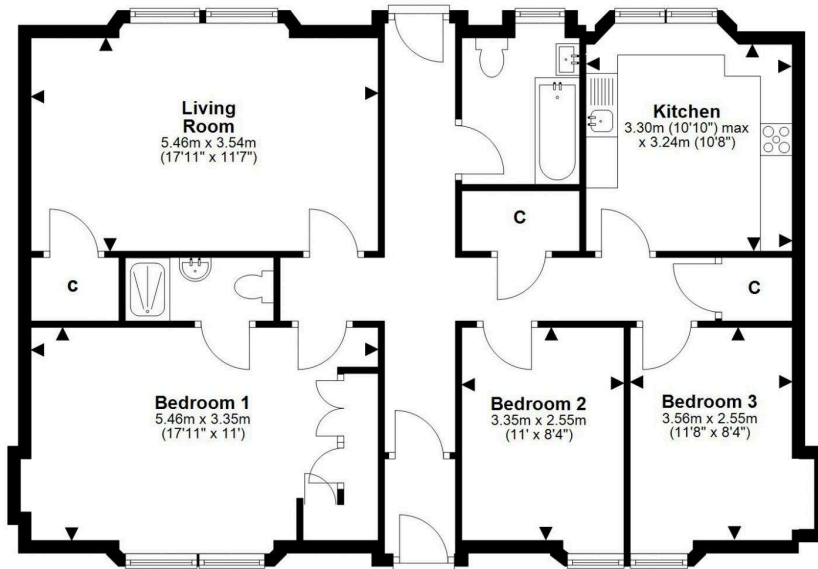
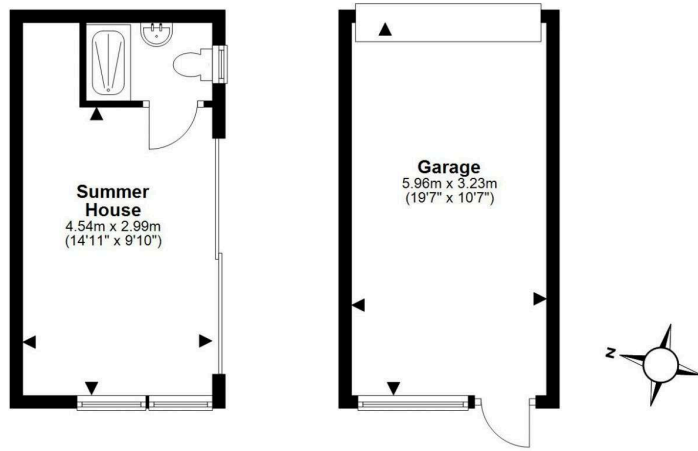


"Beautifully presented family home in the heart of Davidson's Mains"









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.



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