



Generously proportioned

Two bedroom, upper flat



This generously proportioned two-bedroom, upper flat, located in the heart of the popular Davidson's Mains area, offers bright, flexible accommodation with excellent potential for modernisation. The property is accessed via original double entrance doors, leading to a stair and welcoming hallway. A bright and spacious living room, with a fireplace, provides an ideal setting for both relaxing and entertaining. The kitchen offers good storage and benefits from access to the attic, presenting further scope for development, subject to the usual consents. There are two well-proportioned double bedrooms, along with a small box room with a window, perfectly suited for use as a home office or study and a family bathroom. The flat further benefits from double glazing and gas central heating throughout. Externally, the property enjoys a lovely, private rear garden, featuring a lawn, established borders and hedging, offering a peaceful outdoor retreat. This property represents an excellent opportunity for buyers looking to create a home tailored to their own tastes in a well-established and sought-after location.

Key Features

- Entrance stair and hallway
- Living room
- Kitchen
- Small box room
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private rear garden
- On-street parking



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, curtains, light fittings, cooker, washing machine and fridge are included in the sale, sold as seen (no warranties given).

Viewing

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

Council Tax Band

D

Home Report Valuation

£250,000

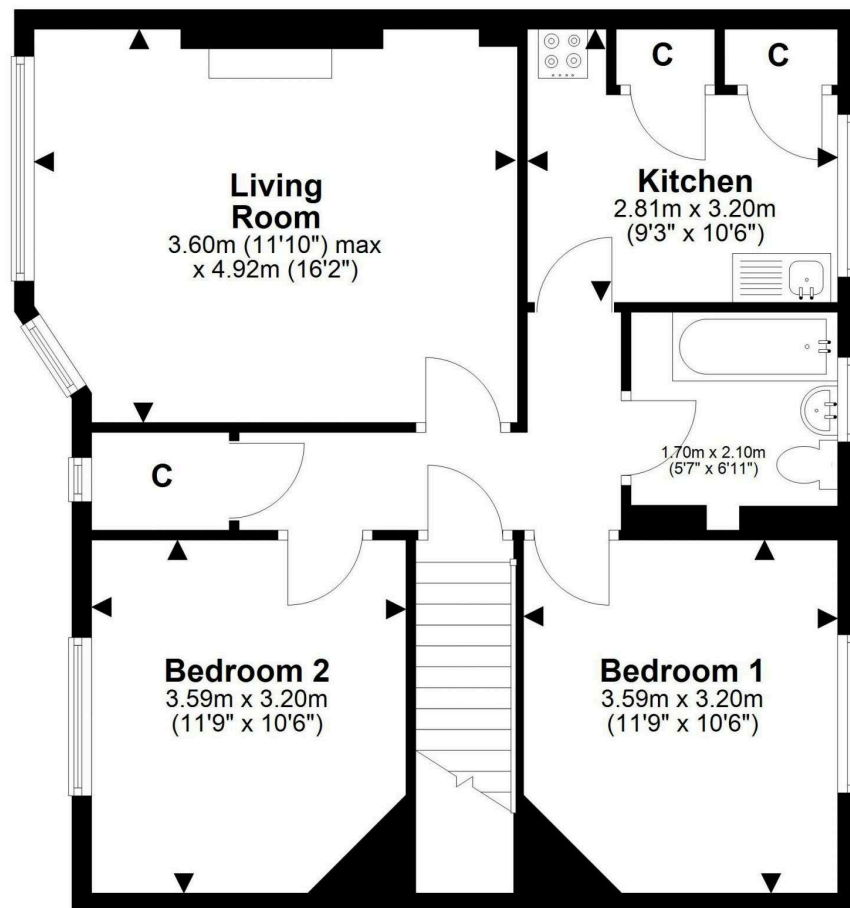
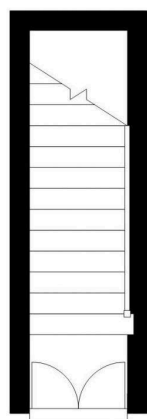
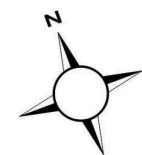
EPC Rating

C

Tenure

Freehold





Ground Floor

First Floor

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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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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