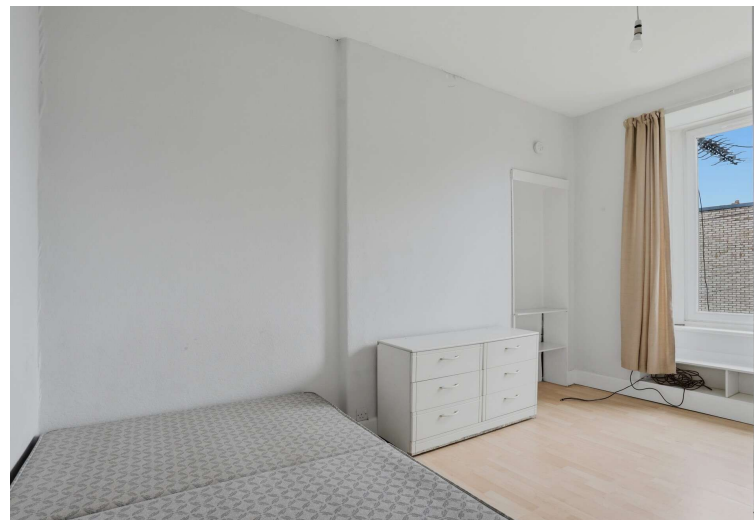
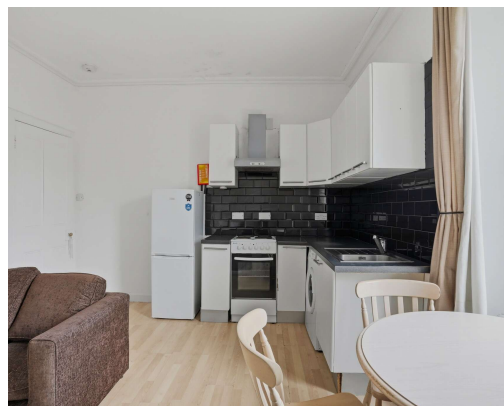




42/2 Corbiehill Road
Edinburgh, EH4 5AS

- Bright and well-presented
- Enviaible Davidson Mains location
- Excellent opportunity for first-time buyers, professionals, or investors
- EPC: C
- Council tax band: B





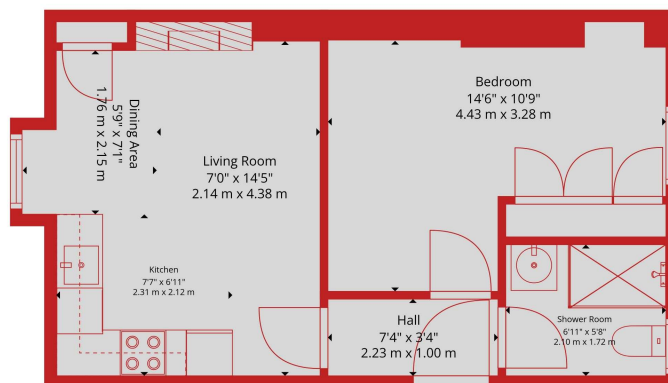
A fantastic opportunity to acquire a bright and well-presented one-bedroom, upper villa, ideally situated on Corbiehill Road in the highly desirable Davidson Mains area, just a short distance from Edinburgh city centre.

The accommodation comprises a double bedroom, an open-plan kitchen and living area with fireplace, a shower room, and a welcoming entrance hallway. The property further benefits from gas central heating throughout and offers an excellent opportunity for first-time buyers, professionals, or investors seeking a property in a prime location.

Location

Corbiehill Road is situated in the highly sought after Davidson Mains district of Edinburgh, located only 15 minutes from the City Centre and Edinburgh International Airport. A short drive east takes you to the popular Craigleith Retail Park which has a wide selection of high street retailers, including Marks and Spencers and Sainsburys. Galleries, restaurants and shops of Edinburgh's West End are also within easy reach, as is the Water of Leith, which offers a pleasant walk into the quaint and bustling areas of Stockbridge, as well as Cramond beach and Corstorphine Hill. Both Stockbridge and the nearby Comely Bank boast a wide variety of excellent amenities, including artisan cafes, restaurants and shops.

There are also good road links via Queensferry Road to the City Bypass, Forth Road Bridge and the M8, as well as an excellent bus service running to and from the city centre and the surrounding area.



Total: 404 sq. Ft. 38 m²
1st Floor: 404 sq. Ft. 38 m²
Excluded Areas: Walls: 44 sq. Ft. 4 m²
Measurements deemed highly probable but not guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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