



Offers Over
£199,995

9 Quality Street Lane

Davidsons Mains | Edinburgh | EH4 5BU

An excellent opportunity has arisen to purchase this stylish, recently upgraded main door lower villa, quietly positioned within a quiet pocket of Davidsons Mains within walking distance of excellent local amenities and superb transport links.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Communal Garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - C



virtually staged by **HOMELii**

Description

Enjoying the convenience of all the amenities that Davidsons Mains has on offer together with the superb transport links, this fine home shall undoubtedly appeal to a variety of buyers including that of the professionals or retirees alike, and merits internal viewing to be fully appreciated. Offered to the market in true move in condition, the light-filled accommodation comprises entrance vestibule, good sized front facing reception room with feature fireplace incorporating an electric fire. The recently upgraded modern kitchen is located to the rear of the property and fitted with a range of stylish wall and base units with built-in electric hob/oven and hood with additional appliances included in the sale. From the reception room, an inner hallway with large storage cupboard leads to the generous double bedroom with two built-in double wardrobes and a stylish shower room with white suite including a walk-in shower with wet wall paneling. Further benefits include an upgraded electric heating system and double glazing.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in electric hob/oven/hood, fridge freezer and washing machine.

Gardens and parking

There is a well-maintained shared garden for residents and for the car owner, there is unallocated on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

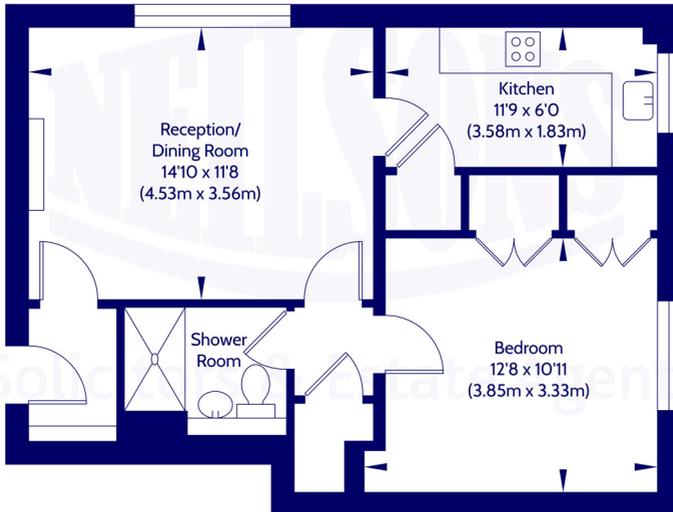
The property is situated within the heart of Davidson's Mains lying to the north-west of the city centre and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, bars and coffee shops together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park, Corstorphine Hill, Davidson's Mains Park and Cramond foreshore all provide excellent outdoor pursuits and picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away.





Approx. Gross Internal Floor Area 48 Sq M / 513 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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