



38 The Green, Edinburgh, EH4 5AF

This beautifully presented two-bedroom mid-terraced villa enjoys a peaceful cul-de-sac setting in the highly sought-after Davidson's Mains area. The property is only a short walk from the village's excellent range of independent shops, cafés, food outlets and everyday services.

Upgraded and modernised to an impressive standard, the house offers stylish, well-proportioned accommodation arranged over two levels. Further benefits include attractive private gardens, unrestricted on-street parking and a modern Baxi combi boiler installed in 2023, which remains under warranty.

The accommodation comprises:

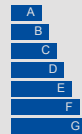
- Welcoming entrance hall with staircase to the upper floor and a deep downstairs storage cupboard
- Generous open-plan living, dining and kitchen space featuring engineered oak flooring
- Contemporary kitchen fitted with white gloss units, laminate worktops and tiled splashbacks, together with an electric ceramic hob, fan-assisted oven, dishwasher and fridge freezer
- Upper landing with linen cupboard and a Ramsay ladder providing convenient access to the loft
- Spacious principal bedroom with fitted wardrobes and fitted carpet



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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EPC RATING
C



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- Second double bedroom overlooking the rear garden
- Modern shower room comprising a large shower enclosure, WC and washbasin with vanity storage, complemented by predominantly tiled walls and flooring

Exterior

The property enjoys extensive lawned gardens to the front, attractively complemented by established shrub borders and planted beds. To the rear is a fully enclosed and wonderfully private garden comprising a lawn, paved patio and garden shed. Unrestricted on-street parking is available immediately outside the property.

Location

Davidson's Mains is a highly desirable residential area approximately three miles west of Edinburgh city centre. Bordered by the historic village of Cramond to the north and Blackhall to the south, it successfully combines a peaceful suburban setting with excellent access to the city.

The heart of the village is only a few minutes away on foot and offers an excellent selection of local shops, cafés, restaurants and services, together with a Tesco supermarket. Regular bus services provide convenient connections to the city centre and surrounding areas.

A wide variety of leisure opportunities can be found nearby, including several golf courses, Cramond Marina and local gyms and swimming pools. Scenic walks can be enjoyed within the grounds of Lauriston Castle and along the waterfront at Cramond and Silverknowes. Edinburgh Airport, the Queensferry Crossing and the central motorway network are also readily accessible.

Extras

The fixed floor coverings, light fittings excluding shades, blinds, upstairs hall mirror and kitchen appliances are included in the sale. The garden shed is also included.

Council Tax Band - D



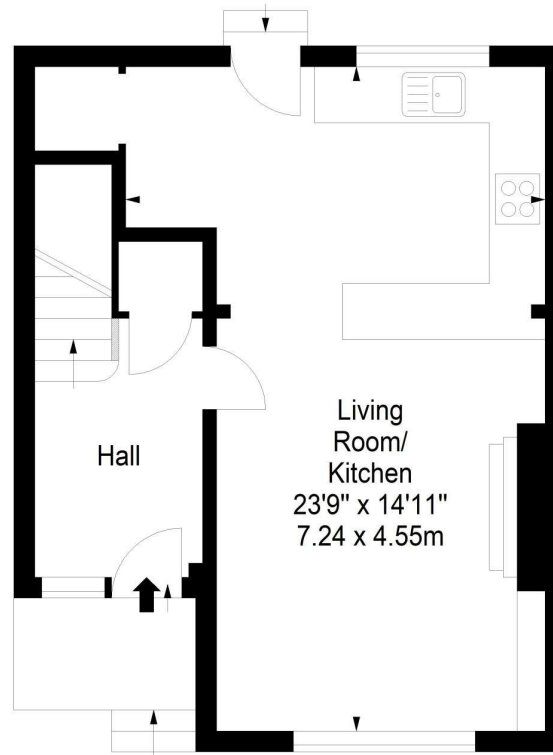




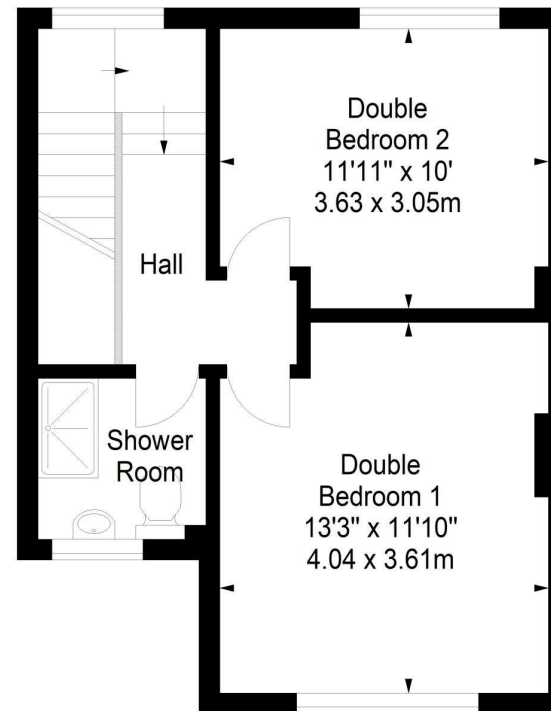
The Green,
Edinburgh,
Midlothian, EH4 5AF



Approx. Gross Internal Area
796 Sq Ft - 73.95 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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