



Suitable for a variety of buyers

One-bedroom, ground floor flat



Set in the heart of the highly sought-after area of Davidson's Mains, this attractive one-bedroom, ground floor flat offers comfortable and convenient living, ideally suited to first-time buyers, downsizers, landlords, or anyone seeking easy-access accommodation. A stone's throw from an excellent range of independent shops, cafes and green spaces, yet a short drive/bus ride into the city centre, this flat offers the best of both worlds. The property sits on a quiet street and enjoys a shared entrance with just one upper flat. Internally, the accommodation is bright, well-proportioned, and in move-in condition. A welcoming entrance hall provides good storage, leading through to the spacious dining lounge featuring attractive cornicing and double-aspect windows which flood the room with natural light. The lounge flows into the kitchen which is fitted with a range of units and appliances and has direct access to the charming, private rear garden - perfect for relaxing or entertaining. The property further benefits from a generous double bedroom and a well-appointed bathroom complete with overhead shower, attractive tiling, vinyl flooring, and a window for natural light and ventilation. Externally, the sunny private garden is mainly paved for ease of maintenance and features planted borders together with a useful garden shed. There is plenty of on-street parking.

Key Features

- Shared entrance
- Hallway
- Dining lounge (virtually staged for illustration purposes only)
- Kitchen
- Double bedroom
- 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, blinds, light fittings, oven, hob, dishwasher, washing machine 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

D

Home Report Valuation

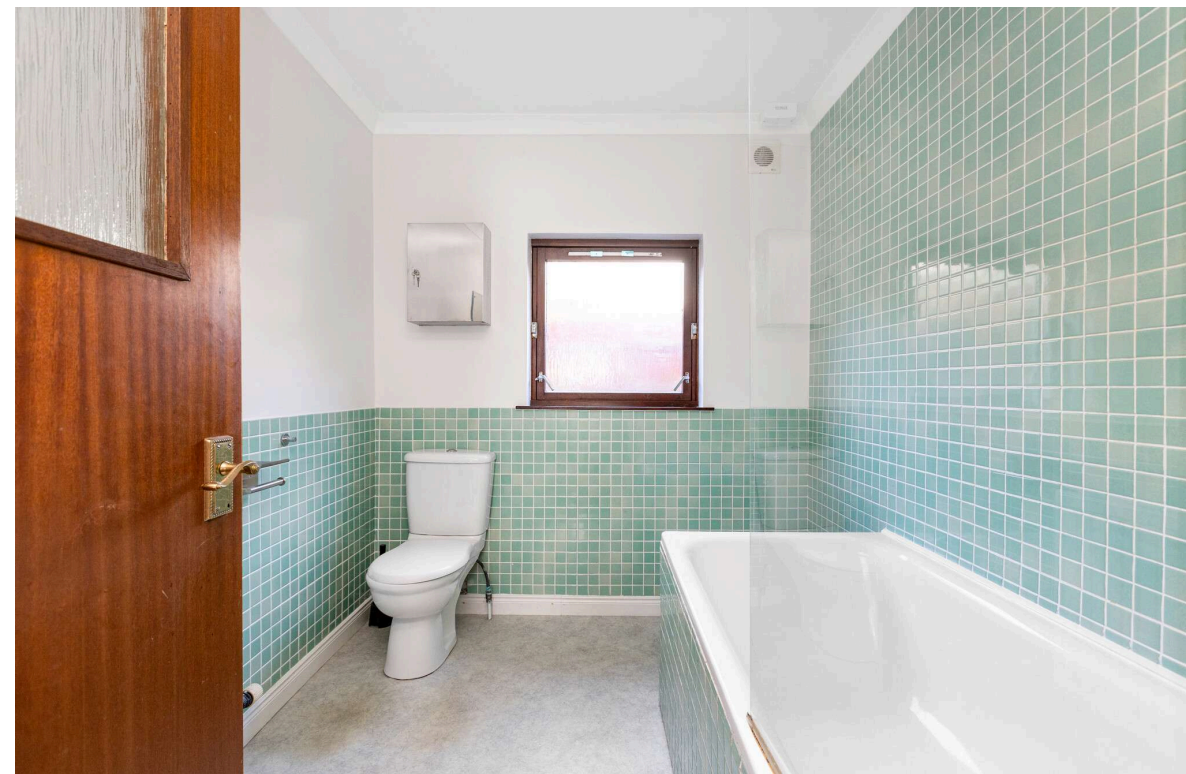
£200,000

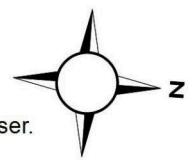
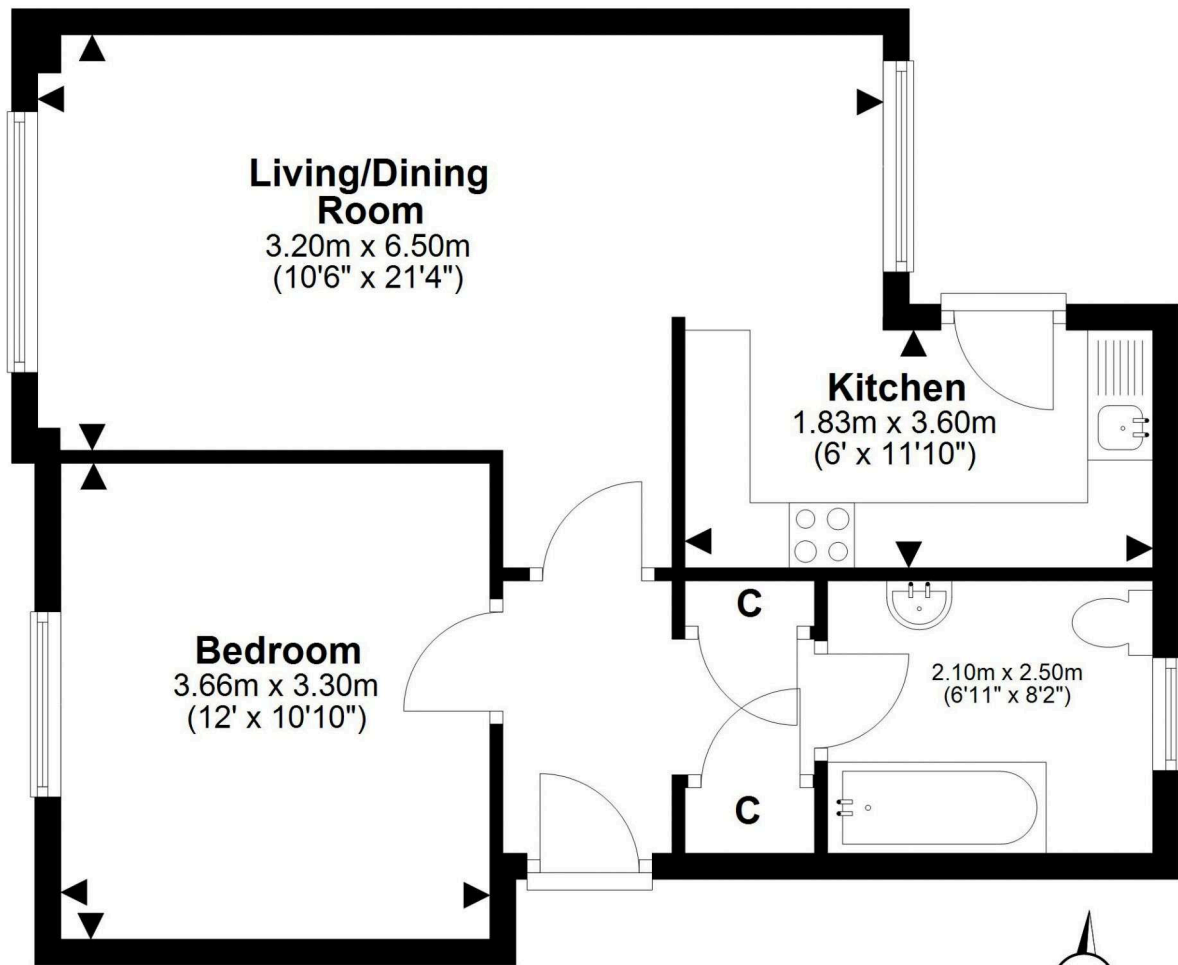
EPC Rating

C

Tenure

Freehold





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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