



Modern flat, move-in condition throughout

Two-bedroom, first floor



This modern, light filled, two-bedroom, first floor flat has an excellent location in the heart of Davidson's Mains, northwest Edinburgh, a stone's throw from the selection of independent shops and cafes the village has to offer. The property is in move-in condition, ideal for a couple, second home or an investment opportunity. There is a communal entrance with entry phone system. The accommodation consists of a hallway with excellent storage, a particularly attractive open plan kitchen/dining/living room with sliding doors and Juliet balcony and hard flooring. The kitchen units are very smart and offer plenty of storage, fitted appliances including a 5-ring hob. There is plenty of space for a good-sized dining table and seating area. The master bedroom has a lovely outlook to the Green, French doors, a Juliet balcony, two fitted wardrobes and a contemporary ensuite shower room. The second double bedroom also has views to the Green and a spacious fitted wardrobe. The family bathroom has a bath and overhead shower, nice tiling and a ladder style radiator. There are well-kept communal garden grounds, a shared bike store and a residents car park with an allocated parking space.



Key Features

- Communal entrance
- Hall
- Open plan kitchen/dining/living room
- Master bedroom with ensuite
- Double bedroom
- Bathroom
- Double glazing
- Gas central heating
- Shared bike store
- Communal garden grounds
- Residents' car park with an allocated parking space
- Factored by James Gibb - approx. £70 per month



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. Craigleath 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, cooker hood, fridge freezer, washing machine and dishwasher 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

£250,000

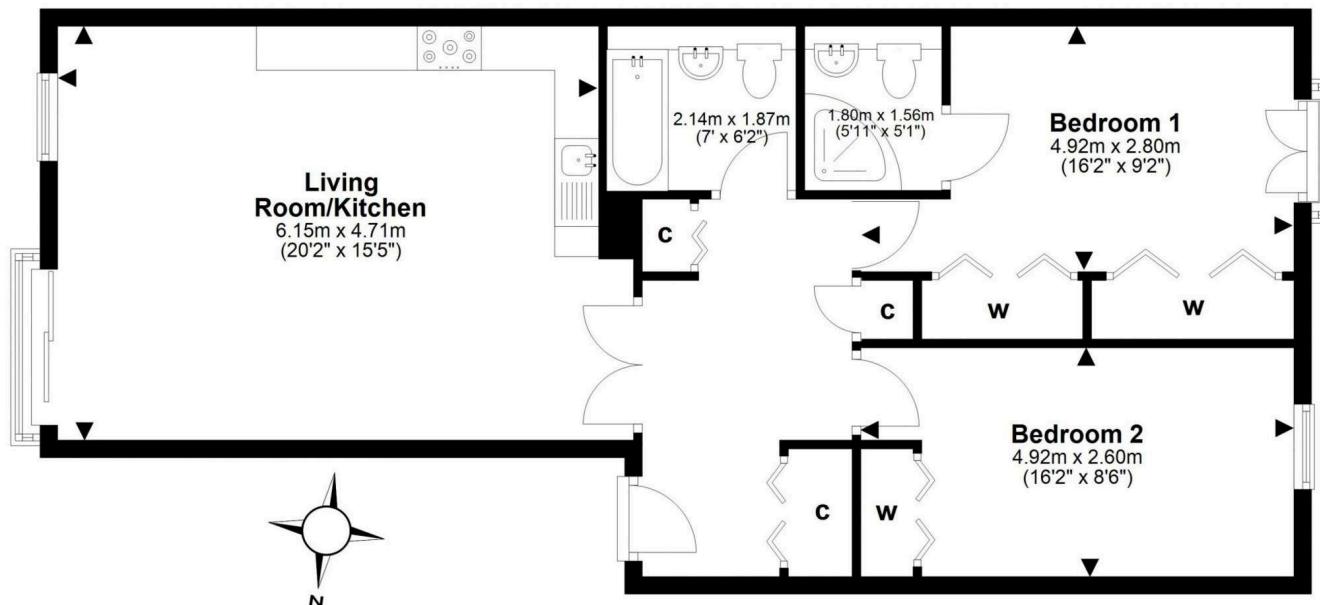
EPC Rating

B

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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