



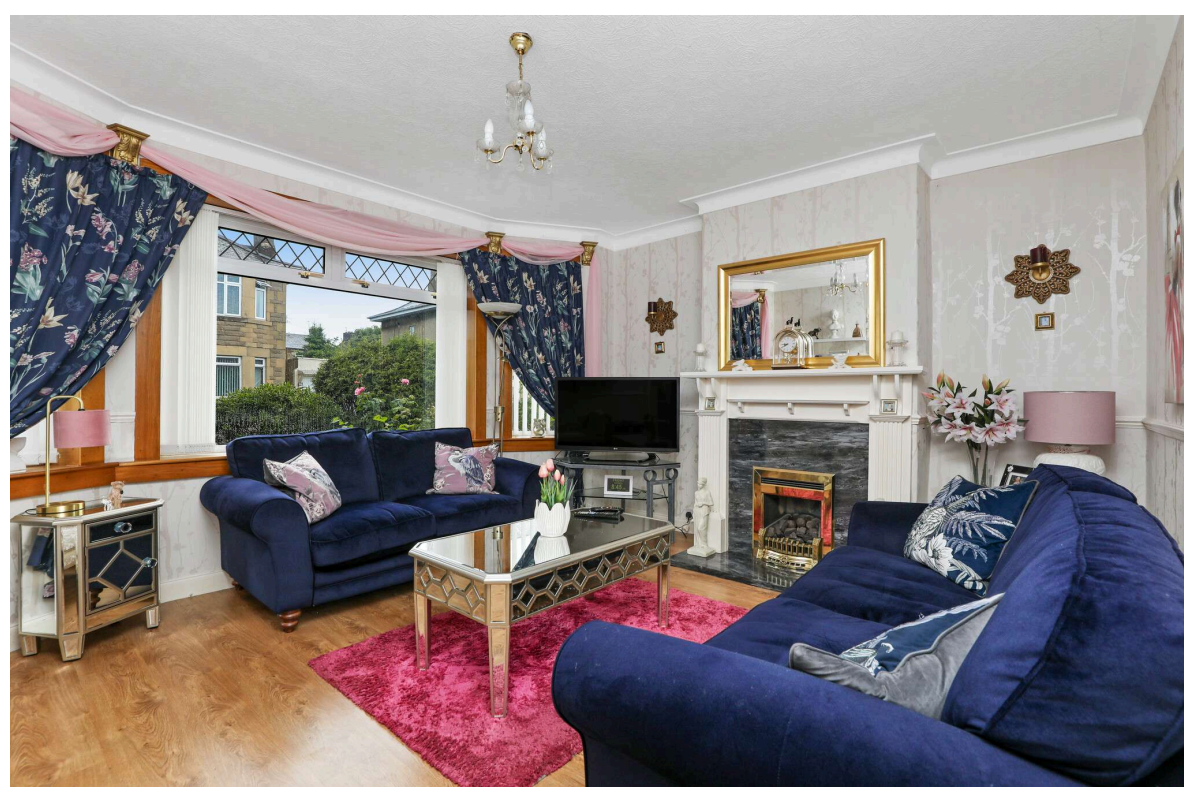
## Charming lower villa with south-facing garden in sought-after Davidson's Mains

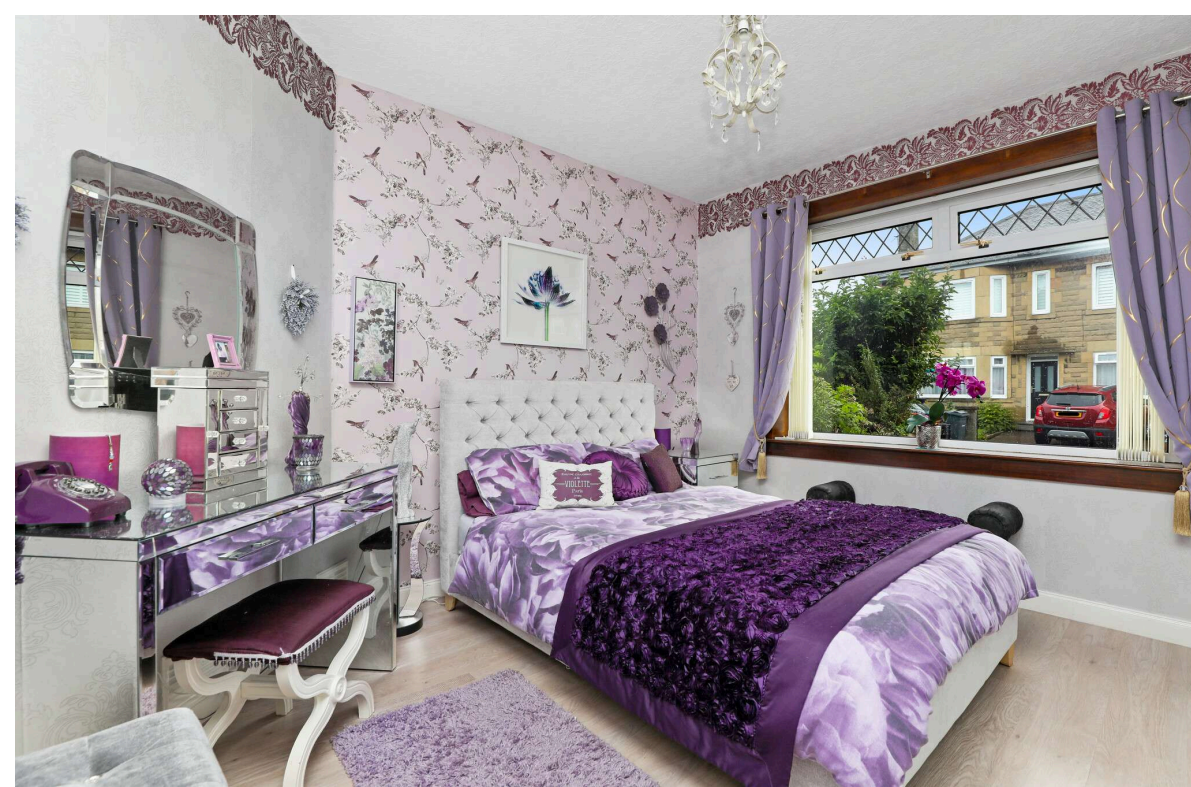


Situated in the heart of the ever-popular Davidson's Mains, this well-presented two-bedroom lower villa flat offers comfortable accommodation with excellent potential for buyers looking to add their own personal touch. The property is entered via a welcoming entrance vestibule leading to a hallway with generous built-in storage. To the front, the bright and spacious lounge enjoys a beautiful bay window, allowing plenty of natural light to flood the room, while a fireplace with gas fire creates an attractive focal point. To the rear, the kitchen is fitted with a range of white wall and base units and includes a selection of appliances. From here, there is direct access to the conservatory, complete with fitted blinds and enjoying lovely views over the garden. The conservatory also provides access to the rear garden, creating an ideal space for relaxing or entertaining. There are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, while the bathroom is fitted with a white suite, overhead shower and a window providing natural light and ventilation. Externally, the property enjoys private gardens to both the front and rear. The front garden is complemented by a driveway providing off-street parking. To the rear lies a particularly attractive south-facing garden featuring mature borders, a lawn, decking area and a productive apple tree. This sunny outdoor space offers a wonderful setting for enjoying the warmer months. This is a fantastic opportunity to acquire a charming home in a highly desirable residential area, close to excellent local amenities, schools and transport links.

### Key Features

- Entrance vestibule and hallway
- Lounge
- Kitchen
- Conservatory
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Garden
- Driveway





## Davidsons 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, cooker, washing machine, fridge, freezer and shed are included in the sale (no warranties given). Some furniture can be included if required and some by separate negotiation, please ask for details.

## Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

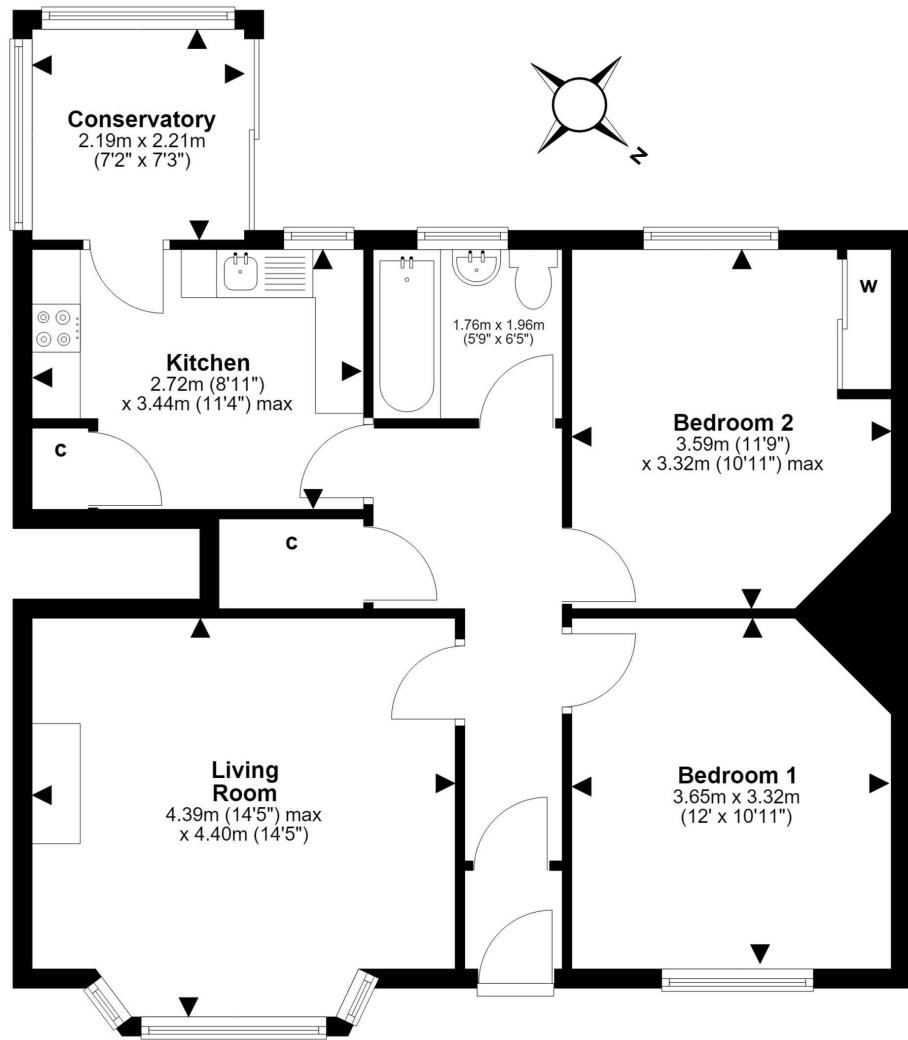
£290,000

## EPC Rating

D

## 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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