



Delightful

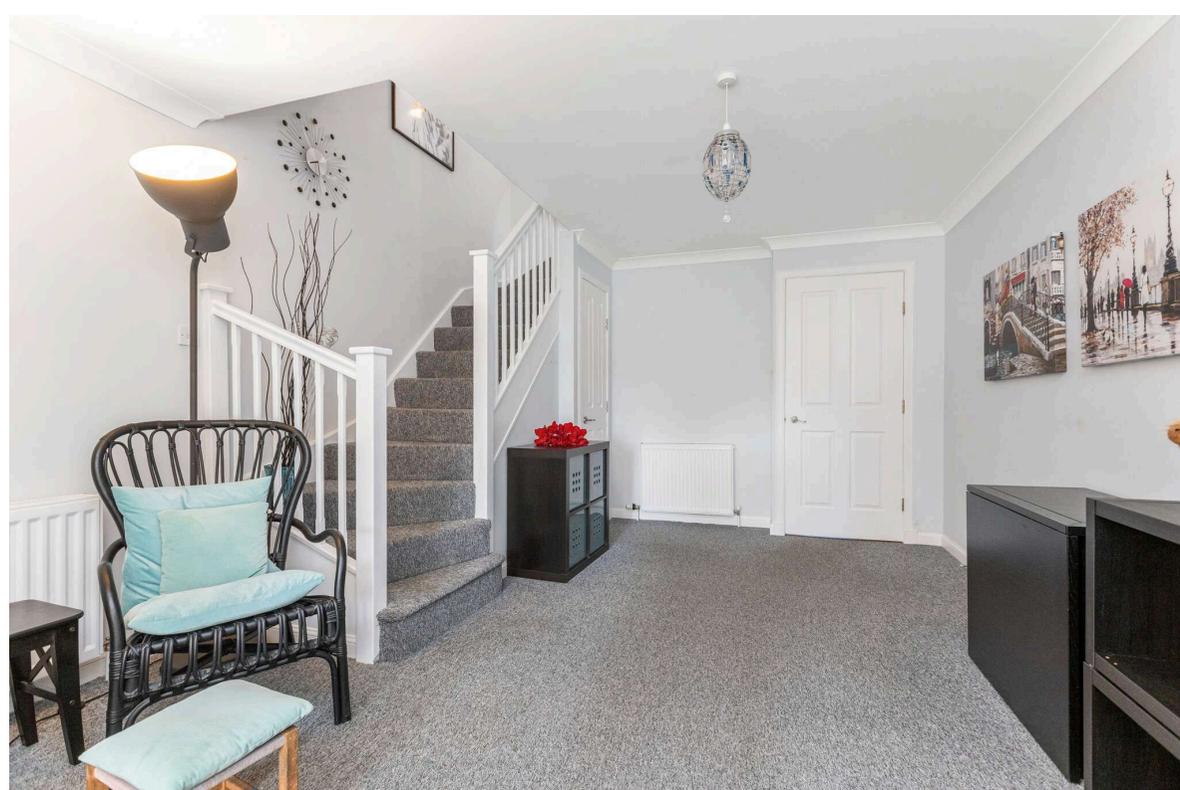
Two bedroom, mid-terraced house



Tucked away within a small and peaceful development in the ever-popular area of Davidsons Mains, this delightful two-bedroom mid-terrace home offers comfortable living in a highly convenient location, close to excellent schools, local amenities and nearby cycle paths. The property opens with a welcoming entrance hall leading into a cosy living room, complete with useful storage. From here, the space flows seamlessly into a bright and sunny conservatory, with fitted blinds, ideal as a dining room but equally suited as additional living space. Doors from the conservatory open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. The kitchen is fitted with modern units and appliances, offering a practical and attractive space. Upstairs, the property features a generous double bedroom with twin windows that allow plenty of natural light, along with a built-in wardrobe and a deep storage cupboard. The second bedroom is a comfortable single room with a fitted wardrobe, ideal as a bedroom, nursery or home office. The shower room is finished with attractive tiling and includes a vanity unit, wall-mounted cabinet and a ladder-style radiator. Additional storage is available in the large attic. Outside, the property enjoys a lovely private rear garden designed for easy maintenance, featuring a patio area, artificial grass, planted borders and a useful garden store. This appealing home combines a quiet residential setting with easy access to local amenities, well-regarded schools and excellent cycling routes, making it an ideal choice for a range of buyers.

Key Features

- Hallway
- Living room
- Kitchen
- Conservatory
- Good storage
- Two bedrooms
- Shower room
- Gas central heating and double glazing
- Attic
- Private rear garden
- Residents parking



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, oven, hob, microwave, fridge freezer, washing machine, dishwasher and store 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

£235,000

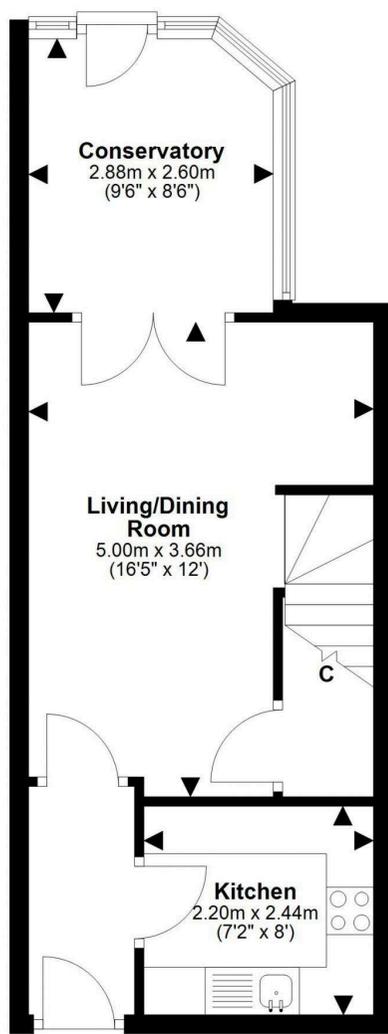
EPC Rating

C

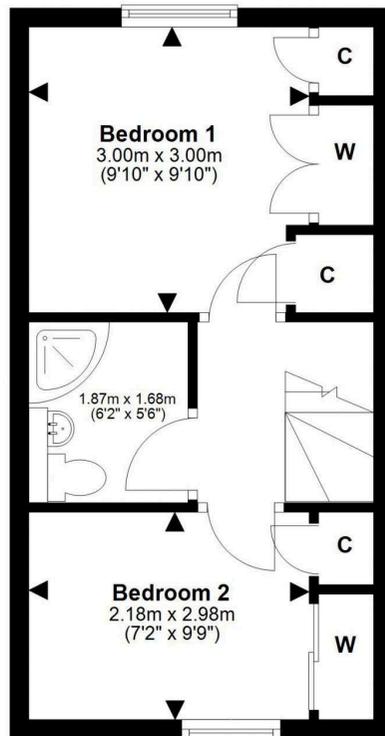
Tenure

Freehold





Ground Floor



First Floor

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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