



45 THE GREEN

Davidson's Mains, Edinburgh, EH4 5AF



1

Public Room



2

Bedrooms



1

Bathroom



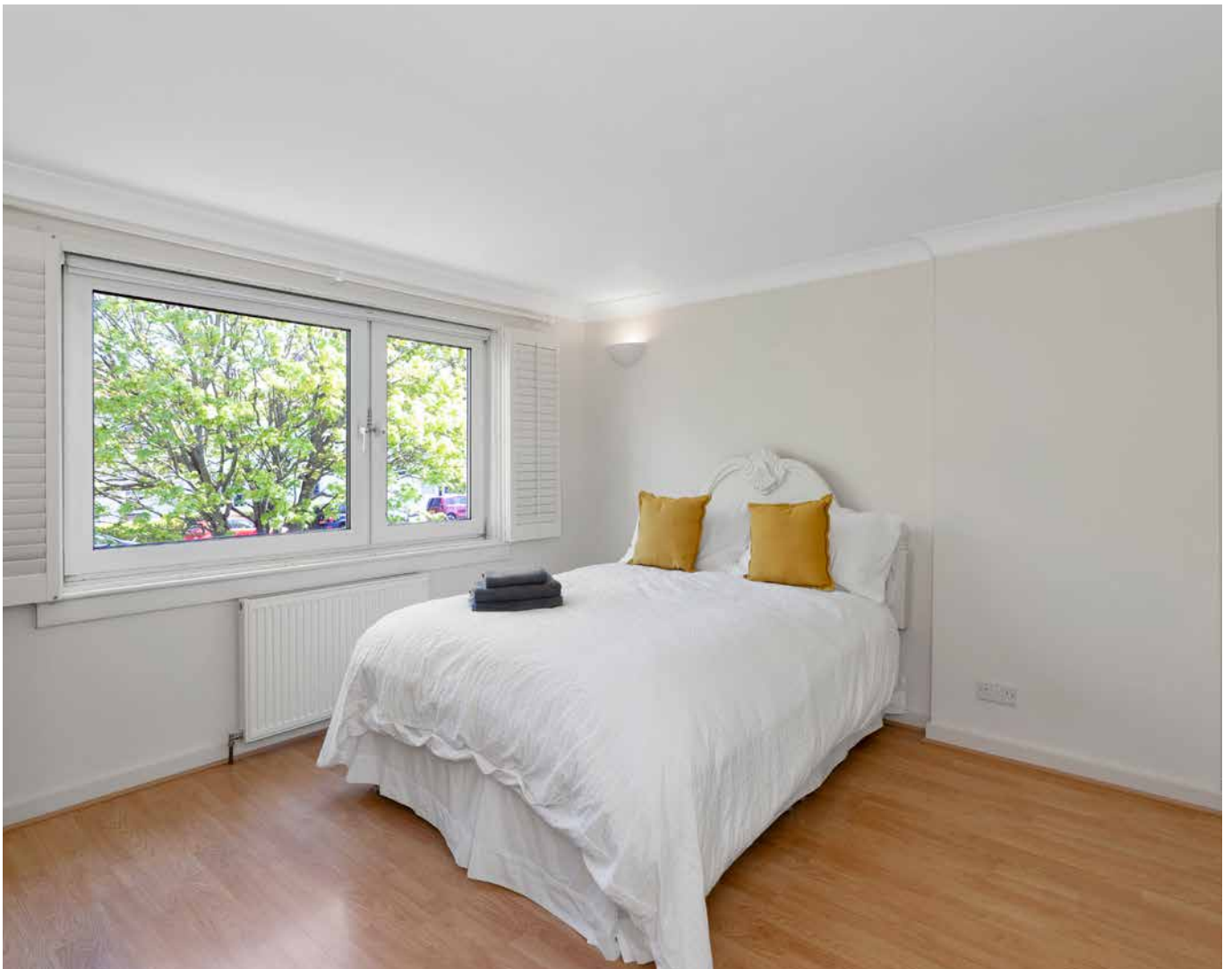
45 THE GREEN

This attractively presented two-bedroom terraced residence in Davidson's Mains offers light-filled interiors within a leafy and established setting. A beautifully proportioned living and dining room with a fireplace flows seamlessly into a contemporary kitchen with excellent storage, while a west-facing conservatory with French doors opens onto the garden, creating an effortless indoor-outdoor lifestyle. The upper level hosts two versatile bedrooms and a sleek, modern shower room with towel warmer and vanity storage, complemented by a skylit floored attic and generous eaves storage. Outside, the private west-facing garden, complete with a decked terrace, provides a tranquil space for relaxation and entertaining.

Perfectly positioned, 45 The Green enjoys proximity to a superb selection of boutique shops, cafés, and everyday amenities, alongside well-regarded schools and nearby green spaces. Excellent transport connections offer swift access to Edinburgh city centre and beyond, making this a highly desirable address for discerning buyers seeking both convenience and lifestyle.







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EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

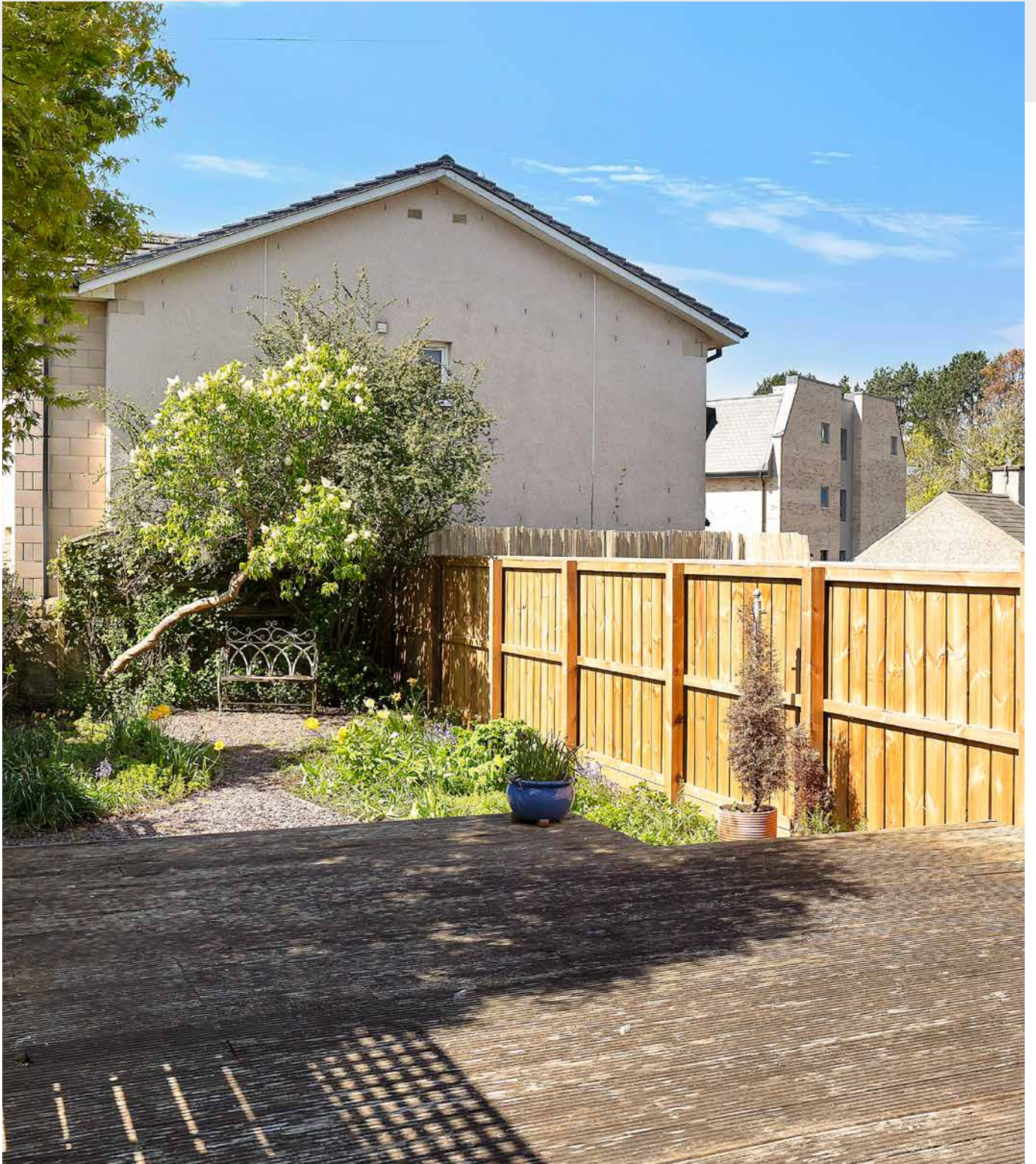
- Terraced house in Davidson's Mains
- Leafy established residential neighbourhood
- Entrance hall with storage
- Spacious living/dining room with fireplace
- Modern kitchen with two storage cupboards
- Conservatory with French doors to the garden
- Landing with storage
- Versatile floored attic with ladder access
- Generous eaves storage
- Modern shower room with a towel warmer
- Thriving private gardens
- On-street parking





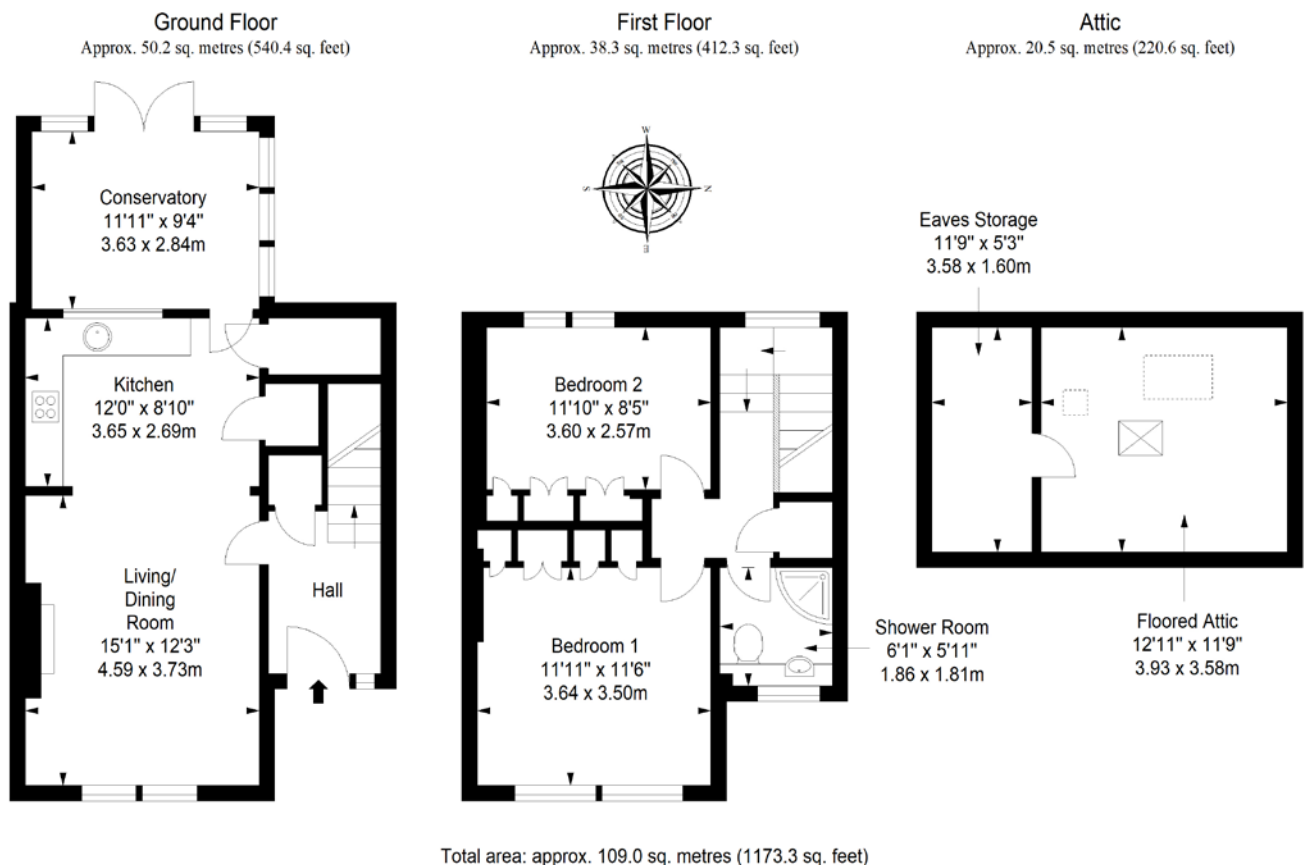


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



DAVIDSON'S MAINS, EDINBURGH

Situated just under four miles northwest of Edinburgh city centre, this desirable suburb enjoys a tranquil setting with convenient local services and amenities. Once a thriving farming community and part of the former Muirhouse estate, its quaint village ambience lives on through its bustling main street, leafy village green and traditional inn. The area is served by a diverse range of local shops including a selection of high-street stores and independent retailers, supermarkets, a post office, plus a choice of pubs, cafes and restaurants. More extensive shopping and leisure facilities are available just a short drive away at Gyle Shopping Centre. Davidson's Mains offers a range of outdoor and leisure activities to suit every taste: from lazy strolls along picturesque Cramond beach and family days out at Lauriston Castle, to an invigorating round of golf at Bruntsfield Links or the Royal Burgess Golfing Society. For fitness enthusiasts Drum Brae Leisure Centre boasts a swimming pool, a state-of-the-art gym, multi-purpose sports halls and a varied programme of fitness classes. Davidson's Mains is well placed for an excellent range of schools in both the public and private sector. Thanks to its northerly position, Davidson's Mains enjoys swift and easy access to the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. Regular bus services also provide frequent and reliable links into the city centre and beyond.



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