



149 Main Street

Davidson Mains, EH4 5AQ



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197sqm

EPC

D

AS Anderson
Strathern

This elegant detached home combines period character with bright, well-proportioned accommodation, set within generous private gardens that enjoy excellent natural light throughout the day.

The impressive footprint includes a welcoming hall, a spacious living room, a separate dining room, a study, a modern kitchen, a ground floor bedroom, a utility room, and a convenient WC. Several ground floor rooms offer flexibility, with the dining room or study well suited for use as a home office or an additional bedroom, depending on requirements.

Large windows, particularly to the front rooms, capture a pleasing south aspect that enhances the sense of space. The principal living areas feature attractive detailing, including ornate cornicing, a traditional fireplace, and tall skirting boards. Upstairs, the principal bedroom includes an en-suite shower room, accompanied by two further bedrooms and a family shower room.

Externally, the property offers substantial garden grounds, a driveway, and a detached garage. The rear garden provides an expansive lawn bordered by mature planting, creating a private and versatile outdoor space ideal for families or keen gardeners.

The property has recently undergone a programme of meticulous upgrades, including a brand new kitchen, complete rewiring of the home, a new flat roof to the rear, and fresh redecoration throughout.

This is a beautifully proportioned home with excellent potential, adaptable accommodation, and a superb setting.

Property features

- Large mature garden
- Brand new kitchen
- Further recent upgrades
- Detached garage with driveway
- Double and secondary glazing
- Gas central heating







Location

Davidson's Mains is situated within 15 minutes drive of the city centre and has excellent local amenities, including Tesco, Boots Pharmacy, dentist and doctors surgery. There are a couple of traditional local pubs and cafes, along with a Costa Coffee. Craigleith Retail Park is within a few minutes drive as is the Gyle. For tranquil sea views and beautiful grounds, the nearby Lauriston Castle is popular with locals and visitors alike. A little further away is the historic village of Cramond with a wide variety of leisure facilities including walks along the River Almond. Regular bus services run to and from the city centre. There is also easy access to Edinburgh International Airport, the Queensferry Crossing and to the central motorway networks. Schooling in the area is well catered for with Davidson's Mains Primary School and Royal High, along private education within easy reach.







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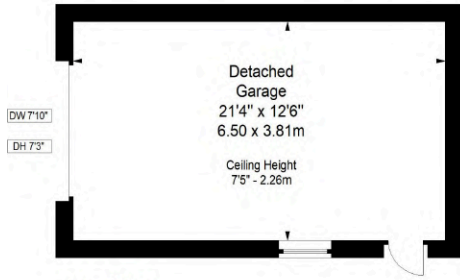


Approx. Gross Internal Area
2268 Sq Ft - 210.70 Sq M
Detached Garage
Approx. Gross Internal Area
266 Sq Ft - 24.71 Sq M
For identification only. Not to scale.
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Key :

DW - Door Width

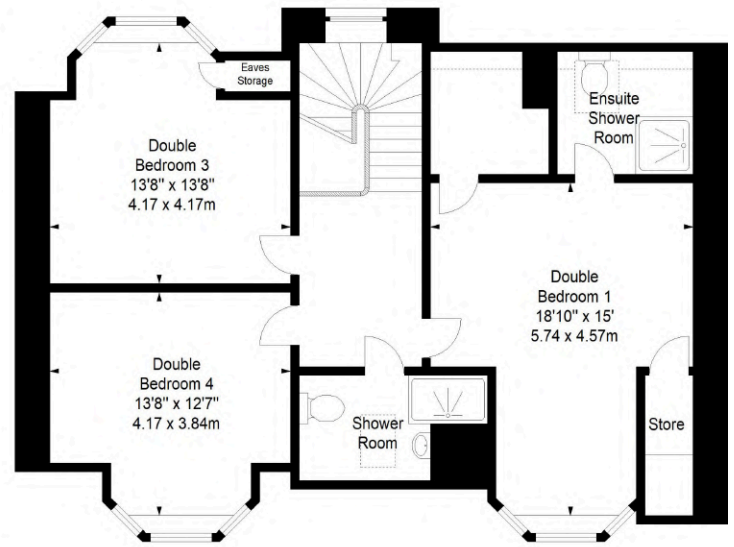
DH - Door Height



Ground Floor



Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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