



5 Corbiehill Gardens, Edinburgh, EH4 5DS

Beautifully presented and thoughtfully extended, this substantial five-bedroom detached house occupies a peaceful cul-de-sac setting in the heart of sought-after Davidson's Mains. Offering approximately 1,541 sq ft (143 sq m) of flexible family accommodation, the property combines generous proportions with stylish contemporary finishes and attractive private gardens. The house has also undergone significant improvements, including re-roofing and rewiring, providing valuable reassurance for prospective purchasers.

At the heart of the home is an impressive open-plan kitchen, dining and family room, designed with modern family life and entertaining in mind. Flooded with natural light, this wonderfully sociable space enjoys direct access to the rear garden and incorporates a comfortable sitting area with a wood-burning stove.

The accommodation comprises:

- Entrance vestibule opening into a broad and welcoming central hallway
- Two spacious ground-floor double bedrooms, offering excellent flexibility for family members, guests or home working
- Superb open-plan sitting and dining room, featuring a wood-burning stove, contemporary décor and generous space for both relaxed seating and family dining
- Stylish fitted kitchen with an excellent range of light wood-effect units, contrasting dark wall cabinets and worktops, integrated appliances and a substantial peninsula breakfast bar. Glazed double doors connecting the kitchen directly with the rear garden, while underfloor heating provides additional comfort



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Contemporary family bathroom finished with large-format neutral tiling and comprising a bath with shower above, WC and wash hand basin set within a vanity unit, with underfloor heating
- Bright upper landing
- Generous principal bedroom with an adjoining dressing room
- Two further well-proportioned bedrooms, both benefiting from excellent natural light
- Striking shower room and utility area, incorporating a generous walk-in shower with glazed screen, vibrant turquoise metro tiling, WC, wall-mounted vanity unit and space for laundry appliances

Exterior

The property benefits from private front and rear gardens, with the front garden mainly laid to lawn and featuring established planting and a gated pathway. A side driveway provides convenient off-street parking.

The enclosed rear garden is mainly laid to lawn, with mature shrubs, planted borders and a timber deck adjoining the house—ideal for outdoor dining and entertaining. A garden shed provides useful storage.

Location

Davidson's Mains is a highly sought-after residential area approximately three miles west of Edinburgh city centre, offering a peaceful suburban setting with excellent local amenities and transport links.

The village centre is within easy walking distance and provides a good selection of shops, cafés, restaurants and everyday services, including a Tesco supermarket. Regular bus services connect with the city centre and surrounding areas.

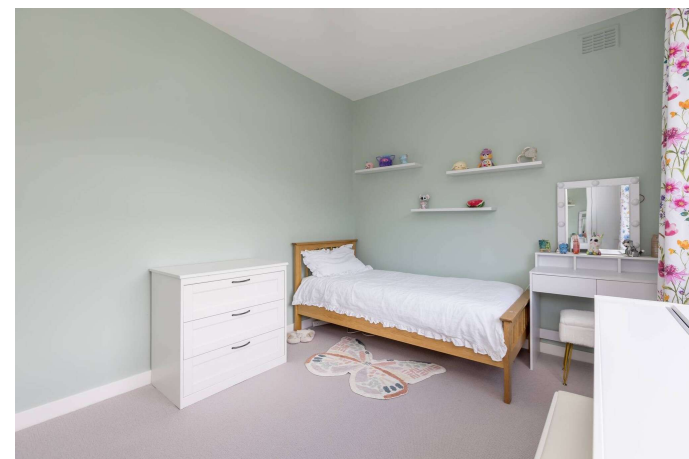
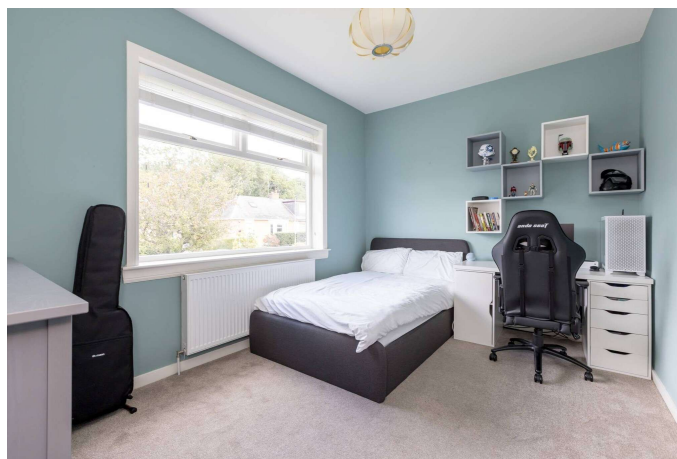
The area is popular with families, with local schools and a range of recreational facilities nearby, including golf courses, leisure centres and scenic walking and cycling routes around Lauriston Castle, Cramond and Silverknowes.

Edinburgh Airport, the Queensferry Crossing and the central motorway network are also easily accessible.

Extras

The fixed floor coverings, light fittings excluding shades, blinds and kitchen appliances are included in the sale. The garden shed is also included.

Council tax band - G



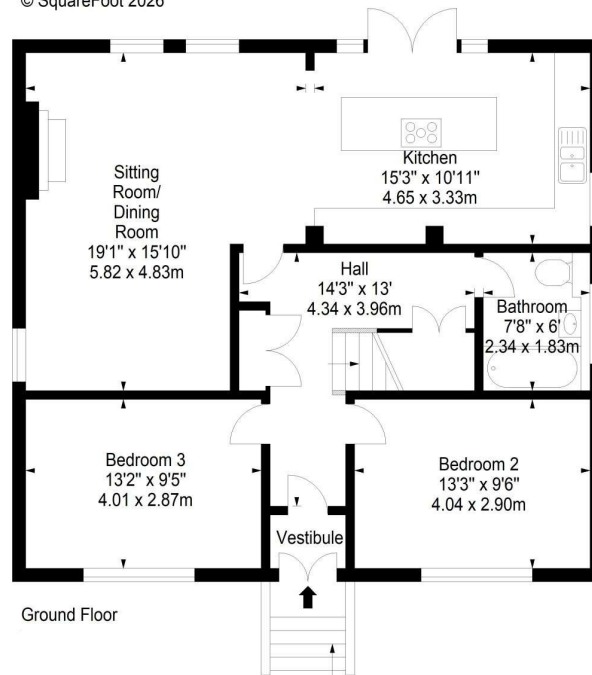




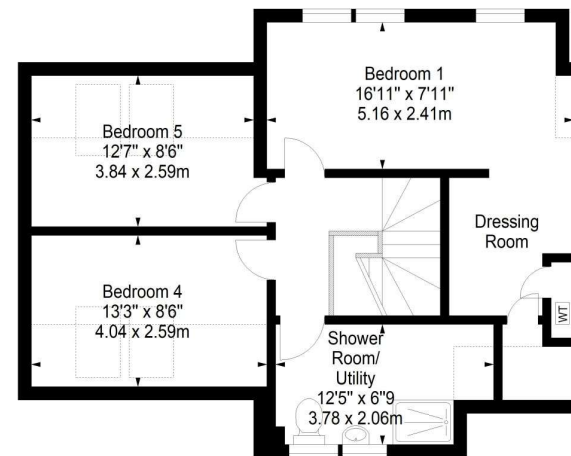
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Edinburgh, EH4 5DS



Approx. Gross Internal Area
1541 Sq Ft - 143.16 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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Offers can be submitted in writing, fax or email:

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