



Sought after area

One bedroom, upper flat



Situated in the sought-after area of Davidsons Mains, this one-bedroom upper flat requires modernisation throughout and presents an excellent opportunity for buyers looking to put their own stamp on a property and create a beautiful home with added value potential. Accessed via a shared entrance with just one other flat, the property offers well-proportioned accommodation throughout. The bright and spacious lounge benefits from double-aspect windows, allowing natural light to flood the room, and features an electric fire as a focal point. The kitchen comes with appliances and offers clear scope for upgrading to suit modern tastes and requirements. The generous double bedroom includes a fitted wardrobe and a cupboard housing the hot water tank, while the bathroom completes the internal accommodation. Further benefits include double glazing, fitted blinds, and a large attic space offering excellent storage and exciting potential (subject to the necessary consents). Externally, there is a shared sunny garden with drying area, and convenient on-street parking. This is a superb opportunity for first-time buyers, investors, or those seeking a project in a prime location.

Key Features

- Shared entrance stair
- Hall
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Double glazing
- Heating - electric fire in lounge
- Shared garden
- On-street 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, blinds, light fittings, oven, hob, fridge, washing machine 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

B

Home Report Valuation

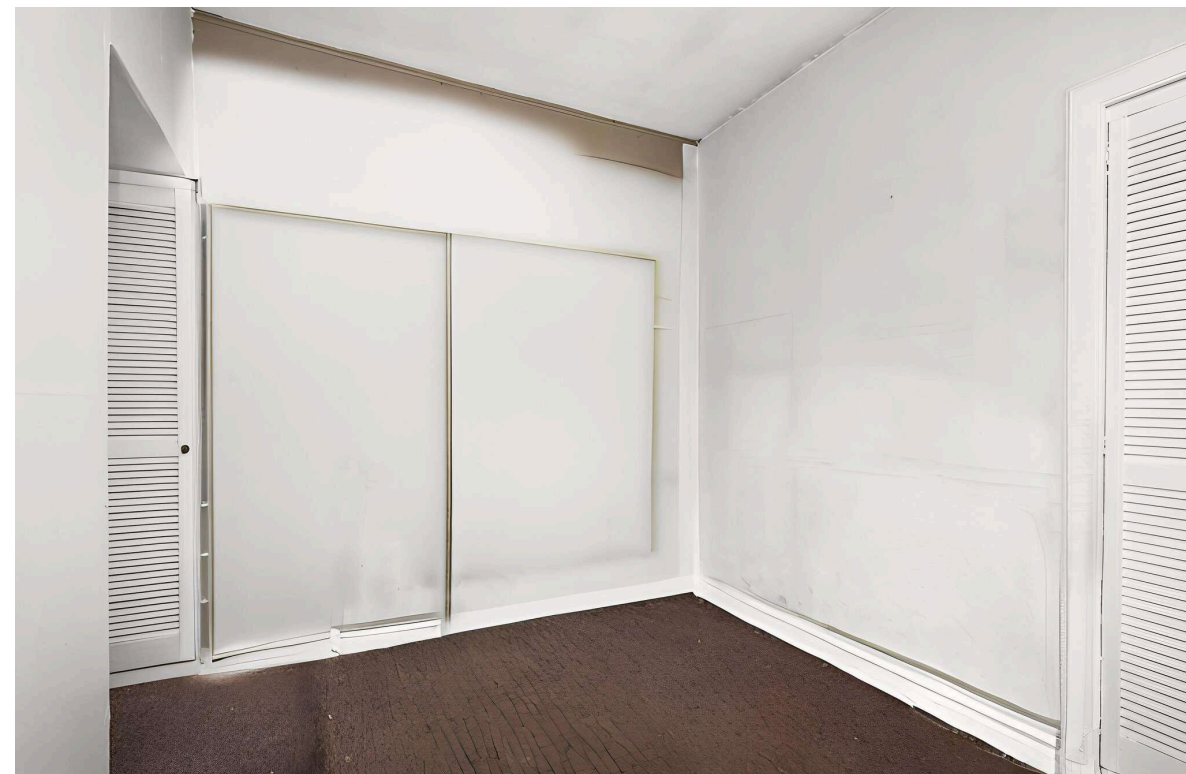
£150,000

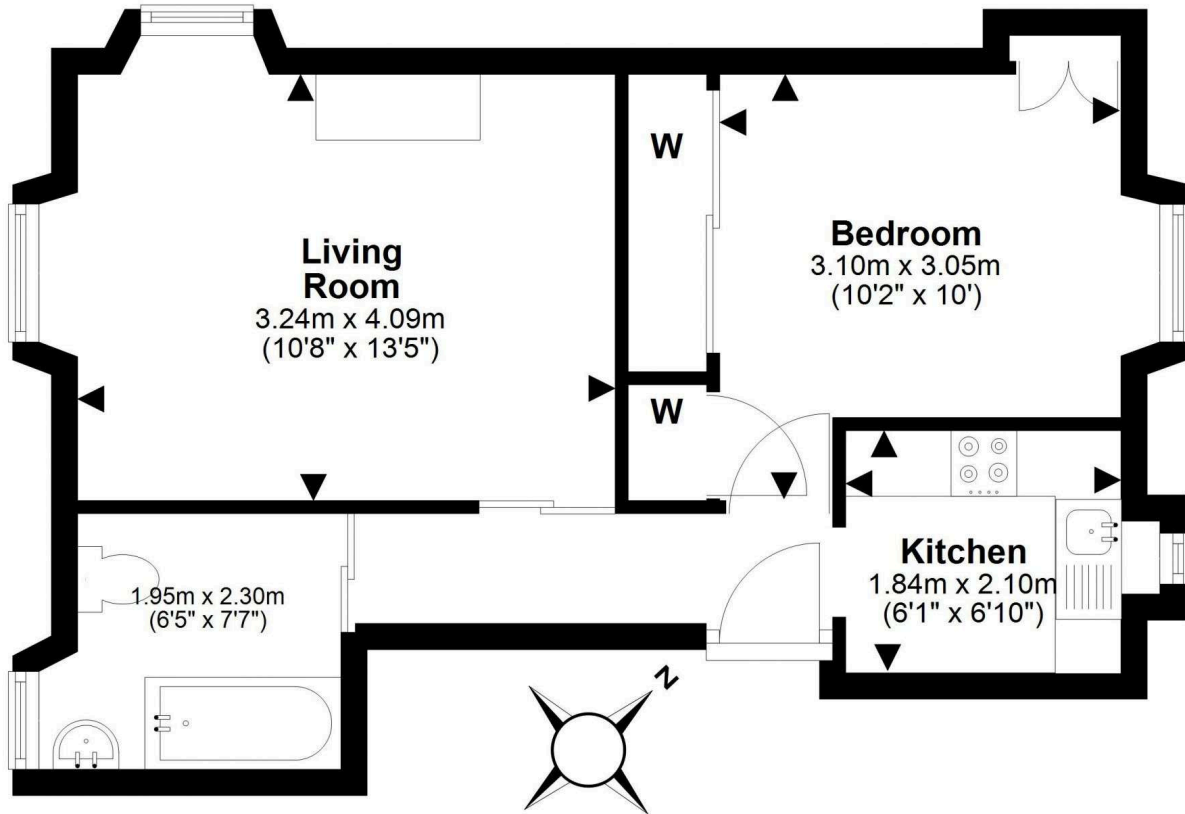
EPC Rating

F

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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