



HAZELBANK COTTAGE
8 QUALITY STREET LANE
DAVIDSONS MAINS
EDINBURGH, EH4 5BU

OFFERS OVER
£375,000

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE
TERRACED COTTAGE
IN A QUIET AND PRIVATE
ROAD LOCATED IN THE
POPULAR RESIDENTIAL
AREA OF DAVIDSON'S
MAINS CLOSE TO
EXCELLENT
AMENITIES**

**VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT**

Attractive and spacious traditional terraced cottage quietly situated on a private road in the heart of Davidson's Mains. Davidson's Mains offers a village like environment within the City, Edinburgh's West End and City Centre are both within easy reach. The location provides straightforward travel by car or public transport into the city centre or outward to the major road networks beyond. Edinburgh Airport is within easy reach.

The immediate neighbourhood boasts a good range of day-to-day amenities including cafes, post office, chemist, dentist and a health centre. Excellent shopping is available with Tesco Metro in the village and both Sainsbury and Mark & Spencer Simply Food readily accessible at Craigleith retail park. Slightly further afield is the The Gyle Shopping Centre with a good range of high street shops.

Excellent schooling is well represented with Davidson's Mains Primary and the highly regarded Royal High School both being in the immediate vicinity. Several reputable private sector schools also lie to this side of the City, notably Cargilfield which is very close by.

The attractive local surroundings offer plentiful recreation facilities including pleasant walks along the Firth of Forth promenade to the picturesque village of Cramond, or extensive woodland walks on Corstorphine Hill. The 16th century Lauriston Castle and grounds are located nearby and there is also a variety of well regarded golf courses and other sporting facilities.

Private and enclosed garden to rear.



PROPERTY DETAILS

- * Entrance Vestibule with mosaic tiled floor.
- * Attractive Lounge with feature fireplace with stone surround and wood burning open fire. Walk in cupboard. Decorative cornice.
- * Spacious Dining Kitchen with an extensive range of fitted wall and base units. Striking wooden worktops with integrated sink and tiled splash back. Integrated induction hob, oven and hood. The dishwasher is included in the sale. Space for good sized dining table and chairs. Feature fireplace with wooden surround, cast iron cheeks and slate hearth. Shelved cupboard. Windows to front and rear. Door to garden.
- * Useful Utility Room with plumbing for washing machine, the washing machine is included in the sale. Space for tumble dryer.
- * Upper Hall with window to rear. Cornice.
- * Large Master Bedroom with window to front. Feature fireplace. Extensive built in wardrobes. Walk in cupboard. Cornice.
- * Second Double Bedroom with window to front. Feature fireplace with tiled cheeks and a cast iron hearth. Shelved wall press. Cornice.
- * Third Bedroom with skylight providing natural daylight. Built in cupboard.
- * Stylish and contemporary family Bathroom with white three piece suite comprising double ended bath with mixer shower with rainhead above and shower screen, wash hand basin and WC. Mirrored bathroom cabinet. Velux window to front.



EXTERNAL

There is an enclosed garden to the rear with a paved area with space for garden furniture bordered with well stocked flower beds with an attractive array of established plants and shrubs.

Recently resurfaced private lane providing residents parking.



Energy Efficiency Rating: E



Photos and Floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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