



17 Quality Street  
DAVIDSONS MAINS | EDINBURGH | EH4 5BP

  
**warners**  
solicitors & estate agents



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Rare opportunity to purchase this stunning and unique traditional stone built villa boasting accommodation over three floors with private garden set in the heart of the highly desirable suburb of Davidsons Mains, within walking distance to Davidsons mains park and fantastic transport links to the city centre.

The property boasts stunning open plan contemporary interiors whilst retaining period charm throughout this family home. The property is entered via a main door garden level entrance and opens into the breath taking open plan living hub of the home. Flooded by natural light from three floor to ceiling bi folding doors and skylight the contemporary kitchen/dining room comes with modern glossed white wall and base units with solid Maia worktops and integrated appliances. A central island with solid marble worktop comes with a handy breakfast bar, perfect for that morning coffee. The living/dining room has ample room for both relaxing and dining furniture and boasts a floor to ceiling mirrored feature wall, and a gas stove provides a cosy central focal point to the space. Completing the ground floor accommodation is the recently fitted micro cement shower room featuring water fall style shower and Lusso suite. From the main living area a spiral staircase leads to the upper two floors which host three double bedrooms and a stylish family bathroom with deep bath, ladder radiator, basin and WC. The main bedroom enjoys a feature fireplace, decorative cornicing, recessed windows and bespoke integrated wardrobe. The remaining bedrooms are both doubles, the top floor bedroom is flooded by light from a skylight and enjoys eves storage.

The property further benefits from double glazing, gas central heating with underground heating at ground level and there is unrestricted street parking available in the vicinity. Early viewing is recommended to fully appreciate the accommodation on offer!

Extras include - All light fittings apart from the ceiling ones in bedroom 1 and 2. fridge, freezer, dishwasher, washing machine, microwave, garden shed, large mirror above staircase, all blinds including shutters, cooker, gas fire - EPC Rating - C

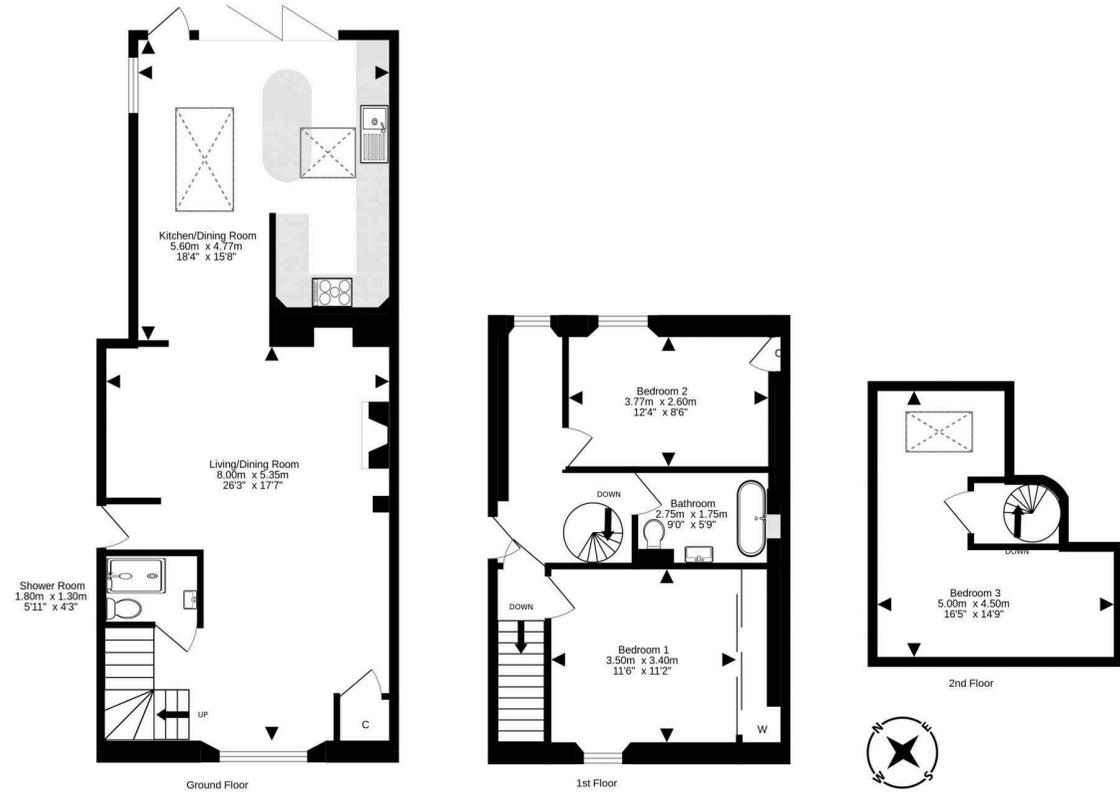
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



- Breath taking traditional stone villa with modern interior
- Open plan living/dining room with gas stove
- Contemporary breakfasting kitchen with underfloor heating
- Micro cement contemporary shower room featuring a Lusso suite
- Spiral staircase leads to the generously sized 1st floor landing which could be utilised as a home office
- Three double bedrooms
- Stylish family bathroom featuring stylish three piece suite
- Fully enclosed low maintenance rear garden
- Unrestricted on street parking in the vicinity

Davidsons Mains is a popular residential area 3 miles west of Edinburgh City Centre offering a high quality environment and affording all the amenities of the high street. Local shopping at the heart of the village includes Tesco Metro, Boots, Post Office, and banking facilities. Also nearby is Craighleith Retail Park, with both Sainsbury and Marks & Spencer Supermarkets and several other High Street stores. Schooling nearby, both state and independent, is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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