



**1C/2 The Green, Davidson's
Mains, Edinburgh, EH4 5AF**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

TWO-BEDROOM, FIRST FLOOR FLAT



This attractive, light filled, two-bedroom, first floor flat has a fantastic location in the heart of Davidsons Mains, a stone's throw from the shops and cafes the village offers and a short drive to Cramond beach the Gyle Shopping Centre and good transport links. The flat is very nicely presented throughout and is in walk-in condition, ideal for a couple, second home or an investment opportunity. The accommodation consists of a communal stair, vestibule and hall, a bright and spacious dining lounge, with French doors and Juliet balcony. The breakfasting kitchen has a good range of fitted units, complementary tiling and space for a table and chairs. The master bedroom has a fitted wardrobe, French doors and Juliet balcony and an en-suite shower room, and the second double bedroom has a fitted wardrobe. There is also a modern family bathroom. This property benefits from having residents parking and a secure, enclosed bike store.

- Communal stair and entry phone
- Vestibule and hall
- Dining lounge
- Breakfasting kitchen
- Master bedroom with en-suite
- Double bedroom
- Family bathroom
- Double glazing
- Gas central heating
- Secure, enclosed bike store
- Residents parking

Factors - hacking and Paterson approx. £1000 per annum, includes buildings insurance and maintenance of common areas





DAVIDSON'S 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, curtains, blinds, light fittings, oven, hob, dishwasher, washing machine and fridge freezer 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

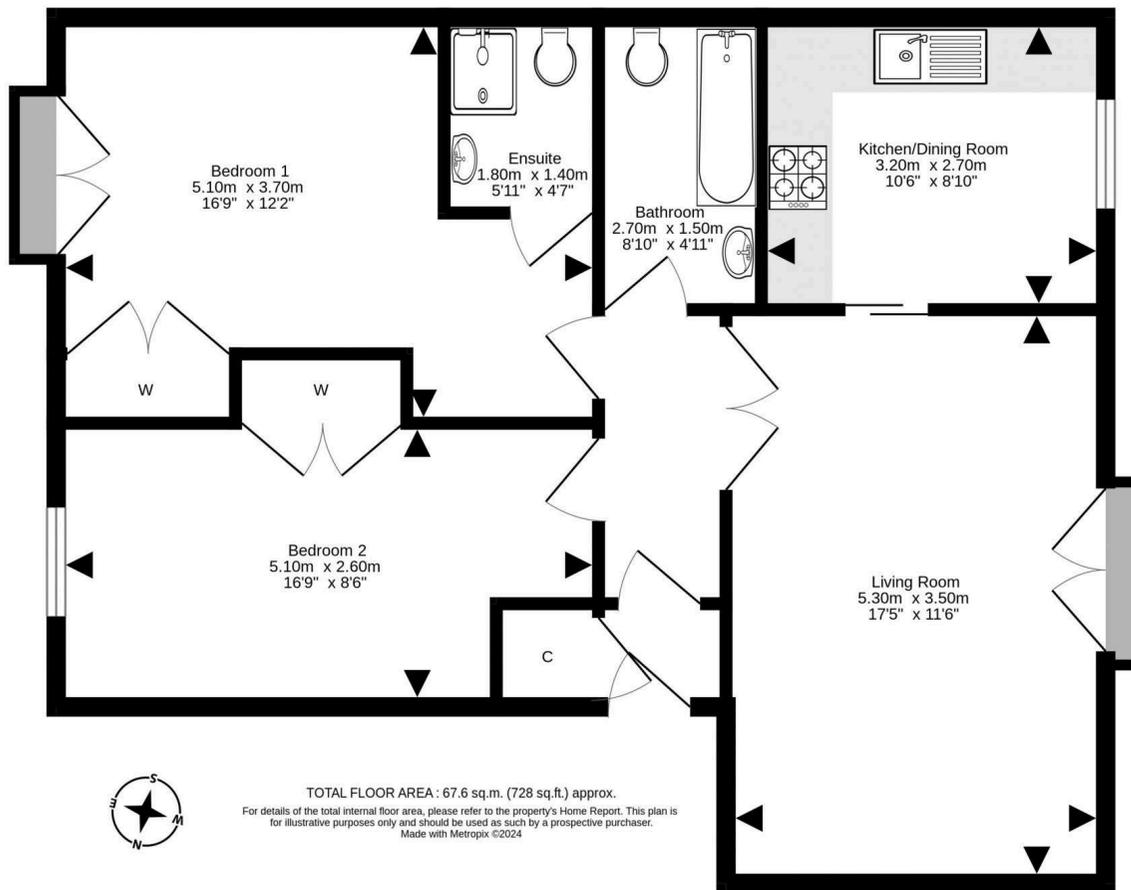
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Home Report Valuation

£250,000

EPC Rating

C



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