





McDougall McQueen present to the market this rarely available "B Listed" traditional one bedroom upper flat with a private garden to the rear. The property is ideally located in the sought-after Davidsons Mains area of Edinburgh which lies east of the City Centre, close to an abundance of local amenities, shops and schooling. The property is presented to the market in good order throughout with a new boiler installed in January 2022. We would recommend an early viewing.

- Main door shared entrance.
- Bright and spacious dual aspect living room with a feature fireplace, gas fire inset, open shelved press and corniced ceiling.
- Fitted kitchen with wall and base units along with integrated oven and hob.
- Good sized rear facing double bedroom with wall to wall built in wardrobe storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating - new boiler installed January 2022.
- Single glazed sash and case windows.
- Private garden to the rear, laid to lawn with decking area and garden shed.
- On street parking.



## Location

Davidsons Mains is a desirable residential area, with a convenient west-of-city position just off the A90 and features a range of local shops in the village including a Tesco Metro supermarket, post office, and chemist, along with a health centre and dentist. Craigeith Retail Park is situated close by, with a Sainsbury's superstore, Marks & Spencer, and Boots, whilst The Gyle 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 Davidsons Mains Primary and Royal High School, and there are regular bus services throughout the area.

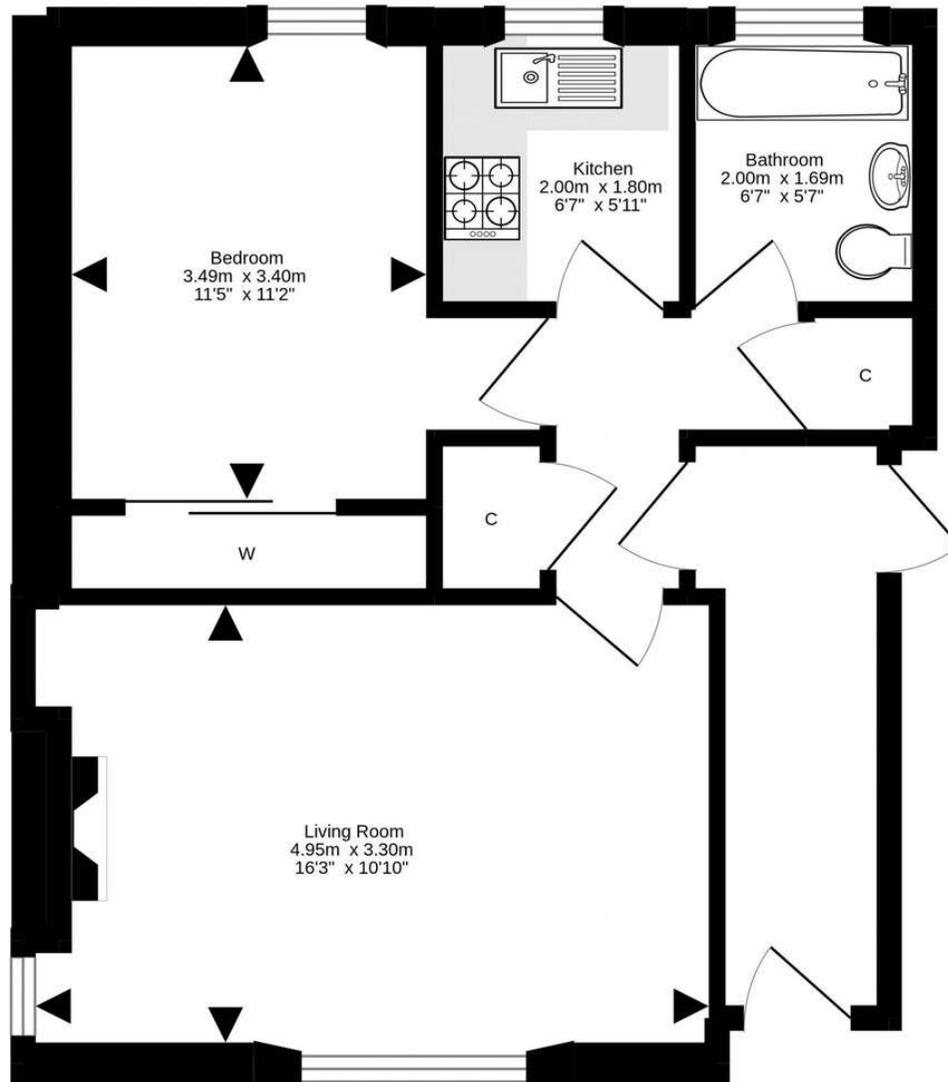
## Extras

Included in the sale are the kitchen appliances, fridge/freezer, built in wardrobes, fixtures & fittings and all floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

