



**65 Corbiehill Road, Davidson's
Mains, EH4 5AT**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

QUAINT

ONE-BEDROOM, MAIN DOOR FLAT



This quaint, one-bedroom, main door flat is situated in the heart of Davidsons Mains, close to local shops, cafes and a bus route. The accommodation is arranged over the ground floor and is now in need of modernising, and has great potential for a first-time buyer, those looking for ground floor living or an investment opportunity. There is an entrance vestibule, with original double doors, a hall with storage, a spacious and bright living room, with a bay window and second window, and built-in seating at the bay, a dining kitchen, with some fitted units and appliances, storage and plenty of space for dining. There is one bedroom, divided by a partition wall by the current owners to make a bedroom and box room, but could be removed to have one double room. There is also a shower room. There is a private, enclosed, front garden, with mature planting, a communal garden to the rear and residents parking.

- Entrance vestibule
- Hallway
- Living room
- Dining kitchen
- Bedroom
- Box room
- Shower room
- Double glazing
- Electric heating
- Front garden
- Communal garden
- Residents parking





DAVIDSONS MAINS

Davidson's 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. Craigleith 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. The area is also catered to by regular bus services.



Extras

All fitted floor coverings, blinds, light fittings, cooker, fridge 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

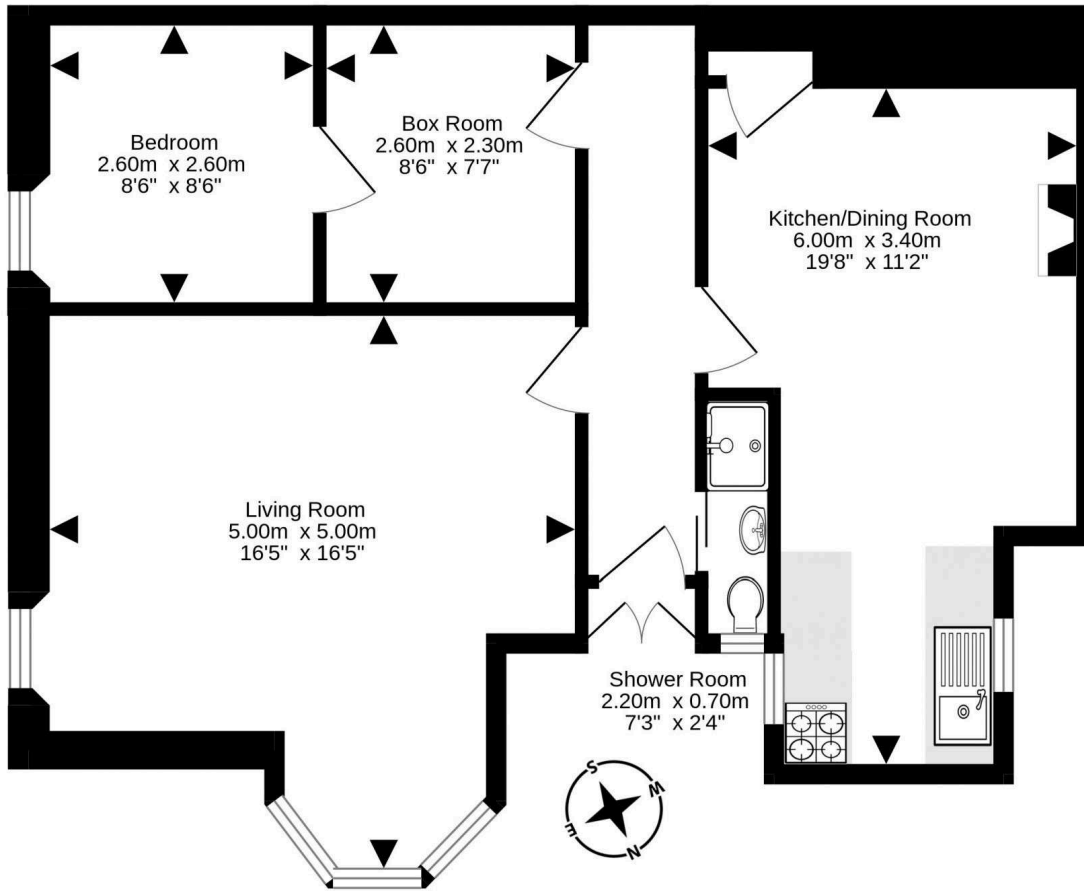
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Home Report Valuation

£145,000

EPC Rating

F



TOTAL FLOOR AREA : 63.5 sq.m. (683 sq.ft.) approx.

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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