

# 22 Corbiehill Avenue

Davidson's Mains, Edinburgh, EH4 5DR

mhdlaw



3 Public



4 Bed



EPC

*“Bright and spacious, four bedroom dormer bungalow”*



# Features

- Detached Dormer Bungalow within Lovely Mature Gardens
- Entrance Vestibule
- Central Hallway with Under Stair Cupboard
- Sunny Sitting Room
- Dining Room/Library
- Principal Bedroom on Ground Floor with Fitted Wardrobes
- Garden Room
- Kitchen with Door to Garden
- Utility Room
- Three Good-Sized Bedrooms on First Floor
- Shower Room
- Garage with Paved Driveway
- Mature, Front Garden
- Sunny Rear Garden With Mature Trees and Shrubs
- Double Glazing



## PROPERTY DESCRIPTION

A bright and spacious, four bedroom dormer bungalow, set within lovely gardens packed with mature shrubs and trees. The property offers flexible living space, with an abundance of natural light and the opportunity to rearrange to suit modern family needs.

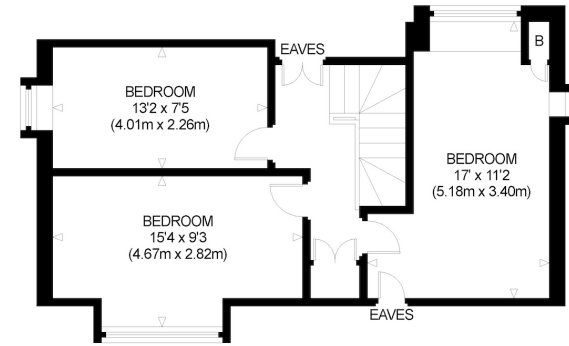
## LOCATION

A very popular location for families, Corbiehill Avenue is set in the heart of the desirable Davidson's Mains area of Edinburgh. Close to a variety of well regarded schools, including Davidson's Mains Primary School, Royal High School and Mary Erskine's. Corbiehill Avenue is a quiet, residential street close to a good selection of shops, cafes and boutiques. More extensive shopping facilities can be found at neighbouring Craighleith Retail Park which has a range of superstores and eateries. For the cyclist, North Edinburgh Cycle Network runs close to the property providing traffic-free routes to a range of green and woodland areas and into town. Queensferry Road offers quick motoring access both in and out of the city and quick links to the M8, Edinburgh International Airport and the Forth Road Bridge.

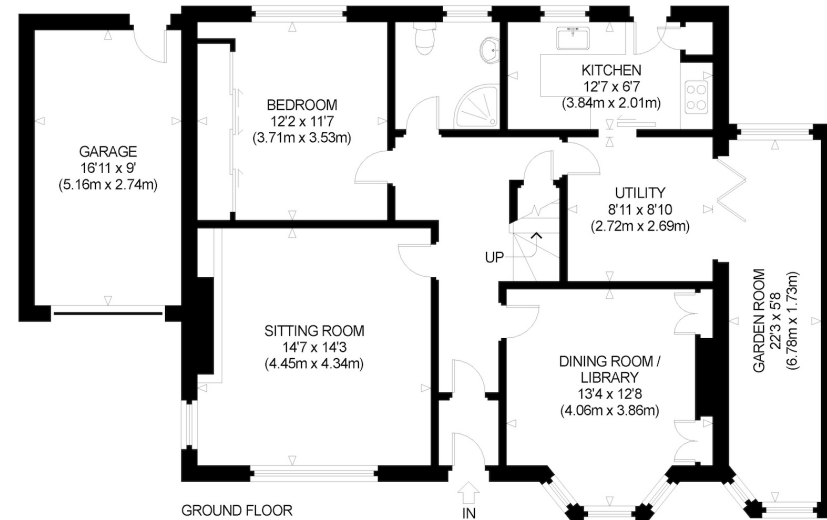
**HOME REPORT VALUE – £500,000**

**COUNCIL TAX BAND G**

*All appliances in the property are sold as seen and no warranties will be given.*



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 485 SQ FT / 45.1 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1190 SQ FT / 110.5 SQ M

CORBIEHILL AVENUE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1675 SQ FT / 155.6 SQ M  
(INCLUDING GARAGE)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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**Viewing – By appointment, please telephone MHD Law on 0131 555 0616**

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT  
T: +44 (0) 131 555 0616 E: [edinburgh@mhdllaw.co.uk](mailto:edinburgh@mhdllaw.co.uk)

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