

COULTERS<sup>©</sup>

WELCOME TO:

# QUALITY STREET

34 Quality Street, Davidson's Mains, Edinburgh, EH4 5BS



## QUALITY STREET AT A GLANCE:



Sought-after  
Davidson's Mains location



Detached house with  
enclosed gardens



Electric gated  
driveway and garage



Cramond and Silverknowes  
Beach close by



Excellent  
transport links



Well-regarded  
schooling

## EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Set back from the road and quietly positioned down a gated private driveway, this is a beautifully presented detached property. Occupying a secluded plot that backs onto Davidson's Mains Park. It offers superb family accommodation that has been meticulously designed with much thought given to the layout, finishes, and decor. Benefitting from a sense of tranquillity yet minutes from local amenities, well-regarded schooling, renowned golf courses, beaches, and more. This is a rare opportunity not to be missed.

- Living room with stylish décor incorporating hardwood flooring and a feature gas fireplace. Sliding patio doors leading out to the garden.
- Dining kitchen designed to the highest standard by the current owners. Integrated appliances include a ceiling extractor hood, eye-level double oven, induction hob and dishwasher.
- Fully tiled ground floor WC with wash basin.
- Carpeted home office/fifth bedroom with a peaceful rear garden outlook.
- Dual aspect master bedroom with views down the drive in one direction and over the garden towards Davidsons Mains park in the other. Patio doors with a Juliet balcony. The sophisticated interior includes two walk-in wardrobes, and a luxurious en-suite bathroom with a separate wetroom shower.
- Second double bedroom looking across the rear garden, with a large built-in wardrobe and an en-suite shower room.
- Two additional light and airy carpeted double bedrooms.
- Superb family bathroom boasting a high-quality suite with shower.
- Gas central heating and double glazing throughout.
- Understairs cupboard provides good storage as well as a large cupboard upstairs and a hatch to the attic which provides more storage facilities.
- Easily maintained enclosed rear garden mainly laid to lawn.
- Cobbled area with bespoke electric gates leading down the private driveway towards a monoblocked area. There is ample space for private parking plus a garage with an electric door.





# LOCATION, LOCATION, LOCATION:

Davidson's Mains is an old traditional village lying 3 miles north west of Edinburgh city centre and retains its feel of a thriving traditional village community. It is a leafy and peaceful residential area with many local amenities and a busy high street. It enjoys wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Corstorphine Hill, Lauriston Castle, and Davidson's Mains Park, bordered by picturesque woodlands. It is close to Cramond Village and Silverknowes which boasts a scenic promenade along the foreshore of Cramond Beach and is ideal for cycling, running, and walking.

The well regarded local schools include Davidson's Mains Primary School and The Royal High School. It is perfectly situated for some of Edinburgh's finest private schools too including Erskine Stewart's

Melville School, Cargilfield Prep School, and St George's School.

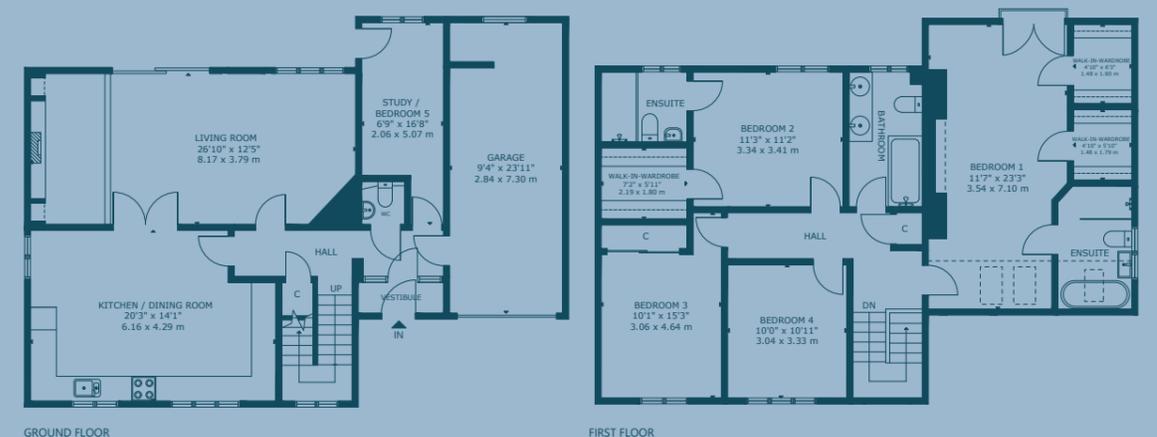
Keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club.

For daily convenience, In Davidsons Mains, you will find a Tesco Metro, Costa Coffee, doctors, dentists, vets, opticians, hairdressers, various takeaway shops, Boots the Chemist, cafes, public houses, post office and other shops. Everything you need is on your doorstep.

For a wider range of shopping it is close by to Craighleith Retail Park. There is an efficient bus service that will take you to the city centre. There is easy access to the city bypass, Edinburgh International Airport and the Queensferry Crossing.



## FLOOR PLAN:



34 Quality Street, Davidson's Mains, Edinburgh, EH4 5BS

Approx. Gross Internal Area Including Garage

2,174 Sq Ft - 202 Sq M

For identification only. Not to scale.

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