



24 Corbiehill Place
Davidsons Mains, EDINBURGH, EH4 5AY

CALL US ON 0131 447 4747

24 Corbiehill Place Davidsons Mains EDINBURGH, EH4 5AY

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Welcoming hallway with large storage cupboard.
- Sunny living room to the front, featuring a bay window and fireplace.
- Spacious double bedroom overlooking the front garden.
- Second double bedroom quietly situated to the rear of the property.
- Family bathroom comprising of bath with shower over, WC and wash-hand basin.
- Kitchen overlooking the rear garden, with floor and wall-mounted units, free-standing oven/hob/grill, washing machine and large pantry cupboard.
- Sun room set off the kitchen with direct access to the garden.
- Gas central heating.
- Private garden to the front.
- Private garden to the rear, with paving, laid to lawn area, garden shed and path to the garage.
- Single garage.
- Driveway.
- On street parking.



GENERAL DESCRIPTION

A two-bedroom lower villa situated within the prestigious Davidsons Mains district of the city, perfectly positioned for access to a range of local amenities and a short journey to the northwest of the Edinburgh City Centre. The property requires renovation throughout but offers fantastic potential. With an abundance of character, original features and private gardens, this would make a wonderful family home.

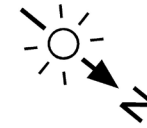
COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 6.3 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

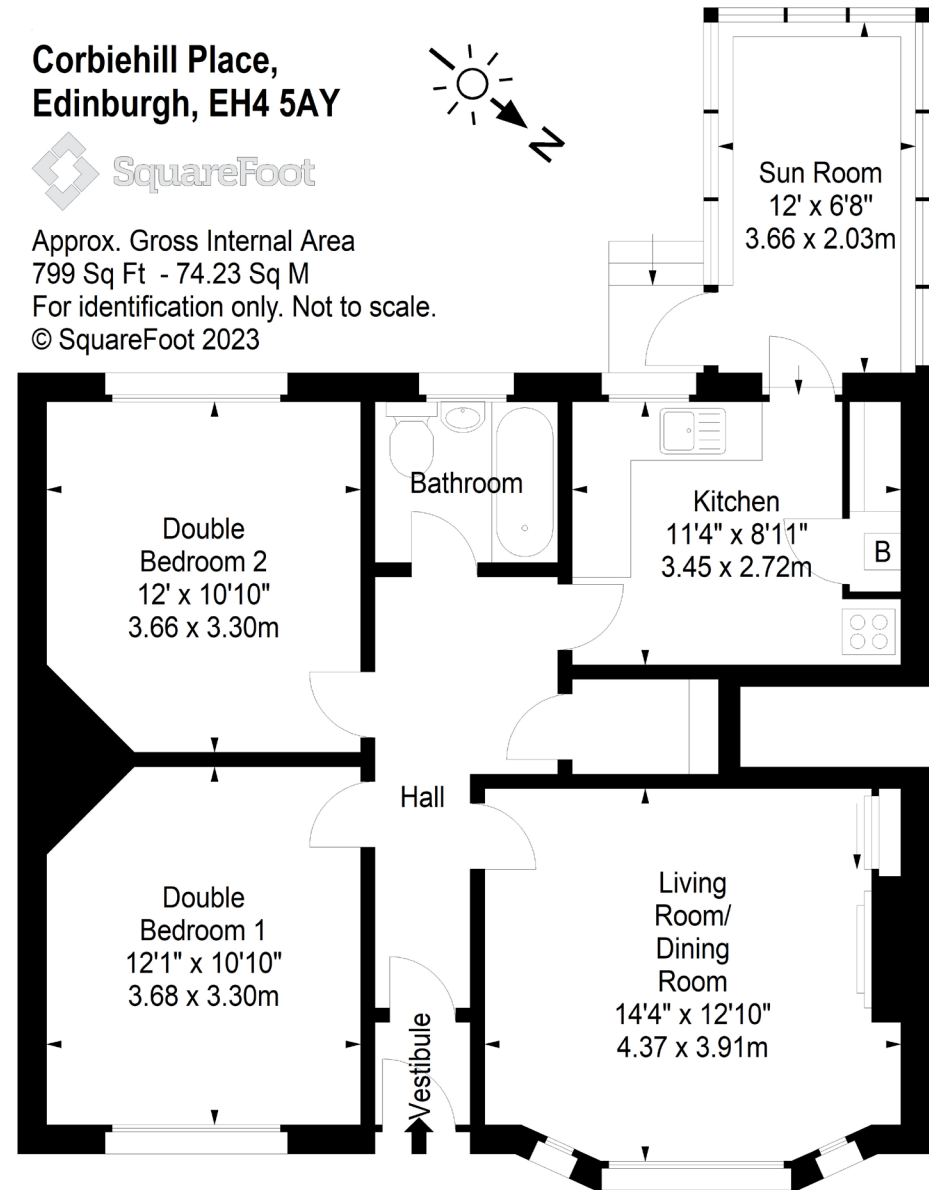
Davidson's Mains is a former village which is now a suburb and part of north-west of Edinburgh, adjacent to Blackhall, Silverknowes, Barnton and Cramond. It has a variety of businesses locally including a Tesco Metro, Boots, Post Office and banking facilities. Further more extensive shopping facilities nearby include Craighleith Retail Park, which has a Sainsbury's and Marks & Spencer's. It is in the school catchment for Davidson's Mains Primary School, which is a short walk from the property and is one of the top ranked primary schools in Edinburgh. It is also in the school catchment for the well regarded Royal High School. There are regular bus services available from nearby Corbiehill Road and it is well placed for commuting to the north and West via the A90 / Queensferry Road.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING HOB, OVEN AND FREESTANDING AUTOMATIC WASHING MACHINE.

**Corbiehill Place,
Edinburgh, EH4 5AY**



Approx. Gross Internal Area
799 Sq Ft - 74.23 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.