



Solicitors & Estate Agents










Offers Over  
**£325,000**

# 35 Corbiehill Crescent

Davidsons Mains | Edinburgh | EH4 5BE

A rare opportunity has arisen to acquire this impressive four bedroom double upper pleasantly situated on a quiet residential within the sought-after Davidsons Mains district. Boasting off-street parking and a private garden while being positioned close to fantastic amenities and commuting links, the property will undoubtedly appeal to couples, professionals and growing families. Early viewing suggested.

-  4 beds
-  1 public
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance staircase, first floor hallway with an understairs storage cupboard, bright and airy lounge/diner with bay window, modern fully-fitted kitchen with a range of integrated white goods, paneling in splash areas and under-unit lighting while being styled with smart white units and a wooden worktop, first generous double bedroom with freestanding wardrobes, second sizable double bedroom currently used as a dining room, partially-paneled shower room with a corner cubicle and heated towel rail, second floor landing, two further well-proportioned bedrooms both with Velux windows, dual-aspect outlooks and eaves access for storage, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



## Extras

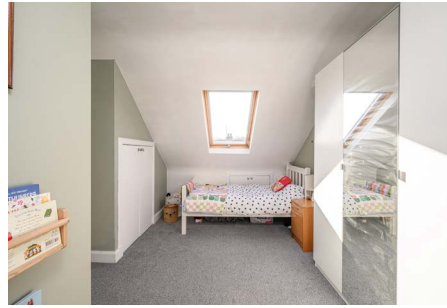
Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the side and rear is a private L-shaped rear garden maintained to an excellent standard, mostly laid to lawn with flower beds and a patio area allowing for garden furniture. For the car owner, there is a single driveway with space for one car for secure off-street parking. There is ample on-street parking to accommodate further residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Corbiehill Crescent sits on the periphery of Davidson's Mains and Blackhall, lying north-west of the city centre and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, bars and coffee shops together with larger high street names located at the nearby Craighleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park, Corstorphine Hill, Davidson's Mains Park and Cramond foreshore all provide excellent outdoor pursuits and picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away. Davidson's Mains Primary School and The Royal High School are within the school catchment area. The property is also convenient for many of Edinburgh's highly-regarded private schools.



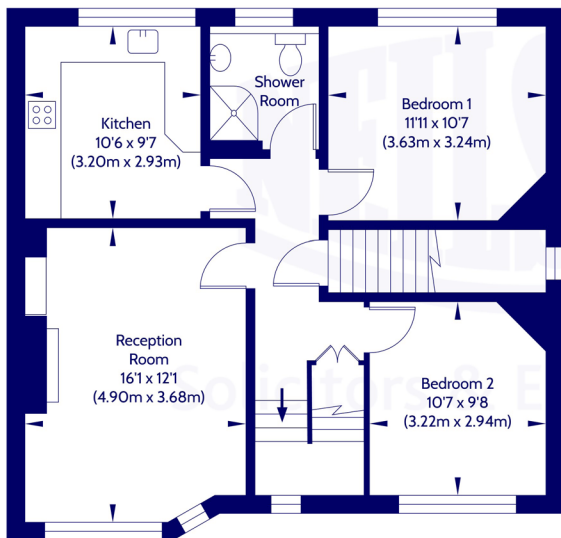
Approx. Internal Area 106.09 Sq M / 1141 Sq Ft.

Not to scale. For identification only.

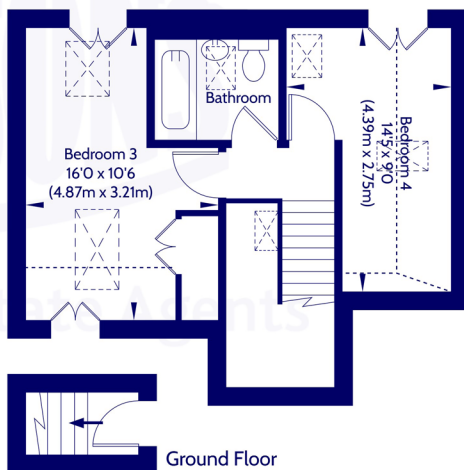
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First Floor



Second Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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