



53 Corbiehill Place, Edinburgh, EH4 5AX

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to offer to the market this fabulous, generously proportioned two bedroom main door lower villa with gardens to the front and rear. The property is ideally located in the highly sought-after area of Davidson's Mains which lies to the West of Edinburgh City Centre close to an abundance of local amenities and transport links along with many green spaces to enjoy. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule into the reception hallway.
- Front facing living room complemented by a bay window with a feature fireplace and gas fire inset.
- Modern fully fitted kitchen with a good range of wall and base units along with integrated appliances. Door accesses the rear garden.
- Front facing double bedroom.
- Further double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, vanity storage, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing throughout.
- Enclosed rear gardens to include garden shed.
- Private gardens to the front.
- On street parking.



Location

Davidsons 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, and there are regular bus services throughout the area.

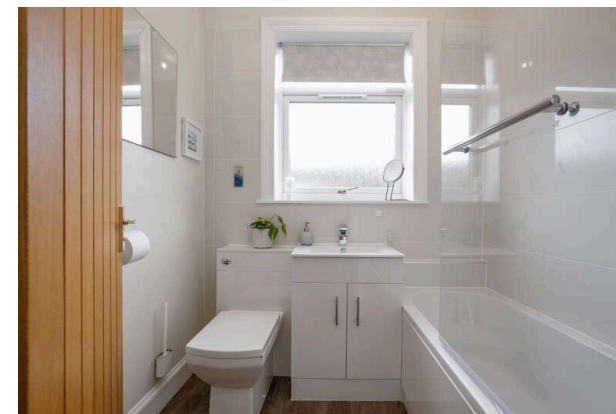
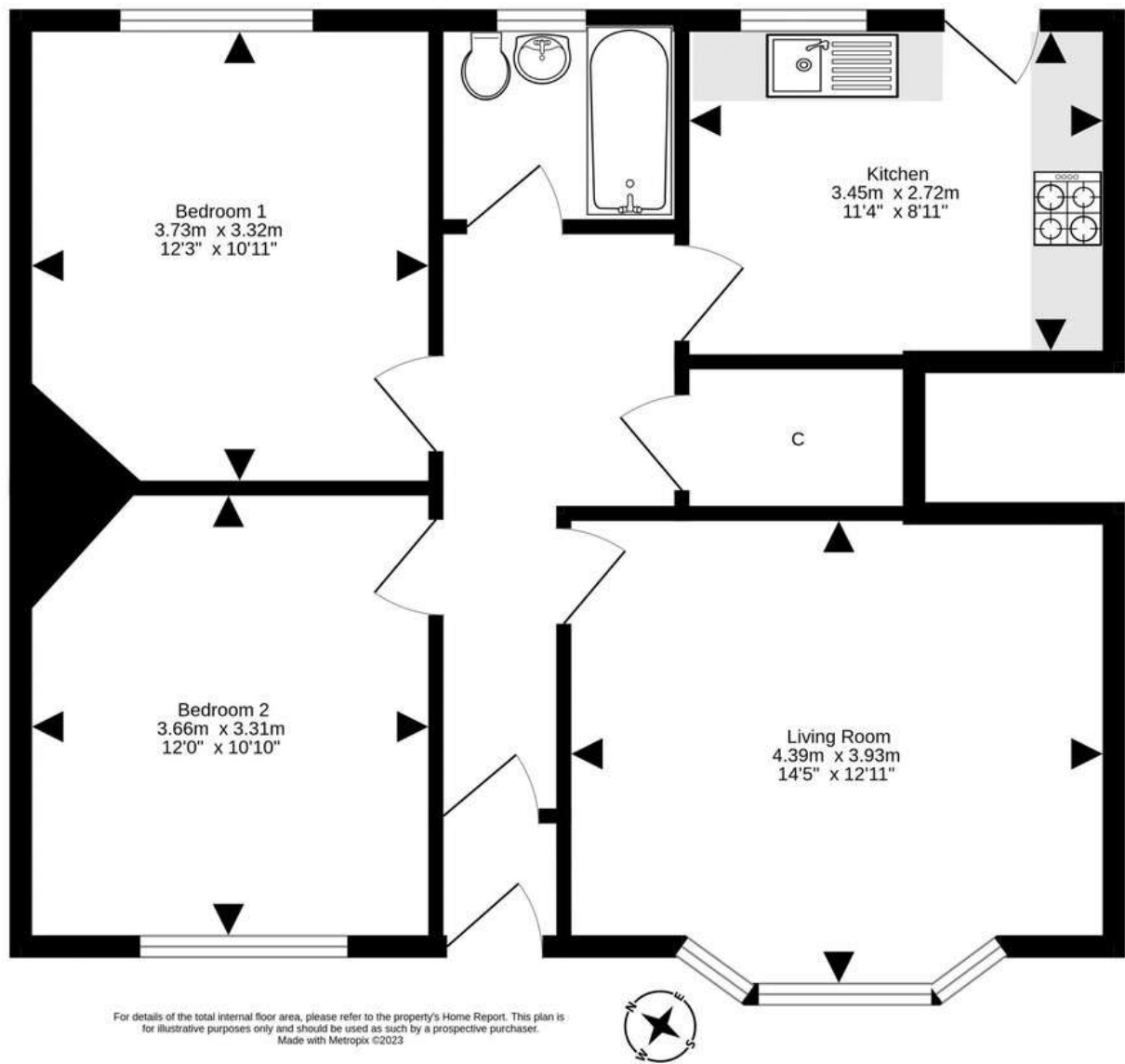
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

