



**78 Main Street, Davidson's Mains,
Edinburgh, EH4 5AB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

STUNNING

THREE-BEDROOM, UPPER, MAIN DOOR FLAT



This stunning, three-bedroom, upper, main door flat has a fantastic location in the heart of Davidsons Mains, close to excellent schools, shops, cafes and easy transport links both into and out with the city. The property has been beautifully decorated throughout, with high-quality fittings, making it in true walk-in condition, ideal for families, a professional couple or an investment opportunity. There is also the potential to extend into the extensive roof space, subject to the usual permissions. The accommodation consists of stone steps to the private entrance, a welcoming hallway, with access to the attic, with Ramsay ladder, a light filled, open plan dining kitchen/living room, with particularly attractive fitted kitchen units, appliances and complementary tiling. There are triple aspect windows and generous dining and seating space. The master bedroom has a fitted wardrobe, a cupboard housing the boiler and a very smart en-suite shower room, with a wall hung drawer vanity unit, attractive tiling and a window. There are two further double bedrooms, one with a fitted wardrobe and a family bathroom, again with a very nice finish and a vanity unit. The property benefits from a secure car park with one allocated space and a communal garden. There is also an external store.

- Hallway, with access to attic
- Open plan dining kitchen/living room
- Master bedroom with en-suite
- Two further double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal garden

Secure, gated car park, with one allocated space

Factored by Hacking & Paterson - approx. £180 a quarter, includes building insurance, maintenance of common areas





DAVIDSON'S MAINS

Davidson's Mains is a desirable residential area, with a convenient west-of-city location, just off the A90, and features a range of excellent local shops, 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 Shopping Centre 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 very well-regarded Davidsons Mains Primary and Royal High School. The area is also catered for by regular bus services.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, dishwasher, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

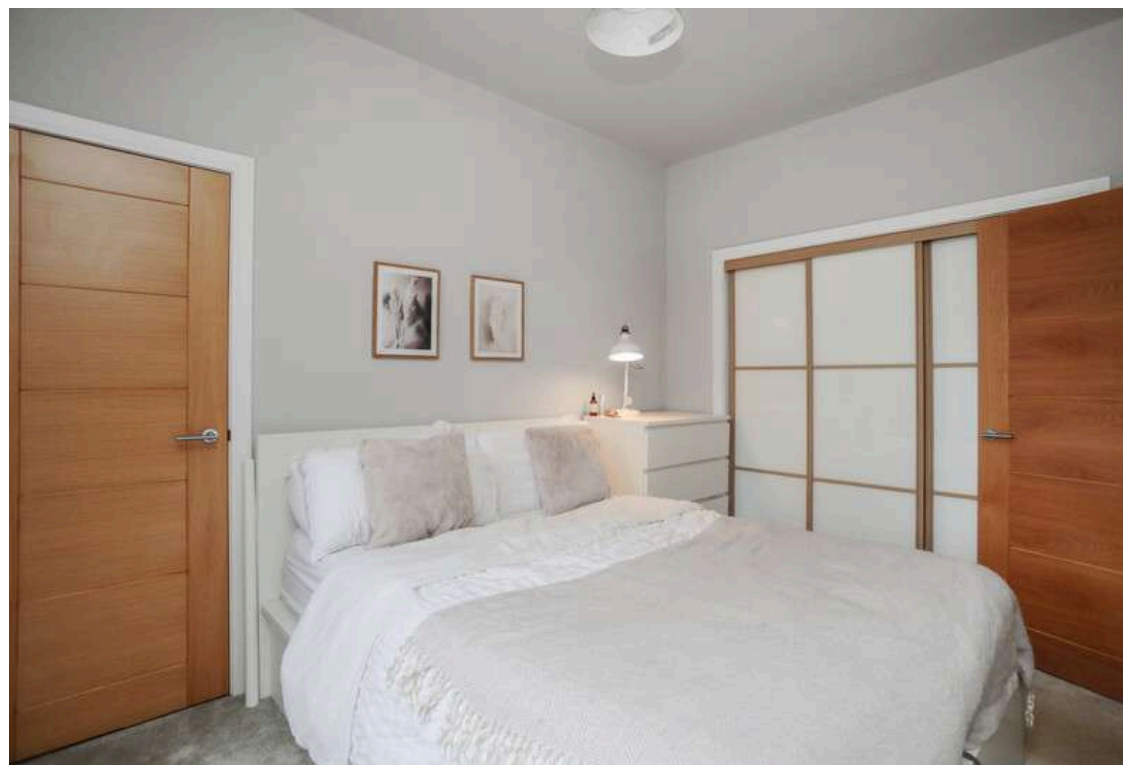
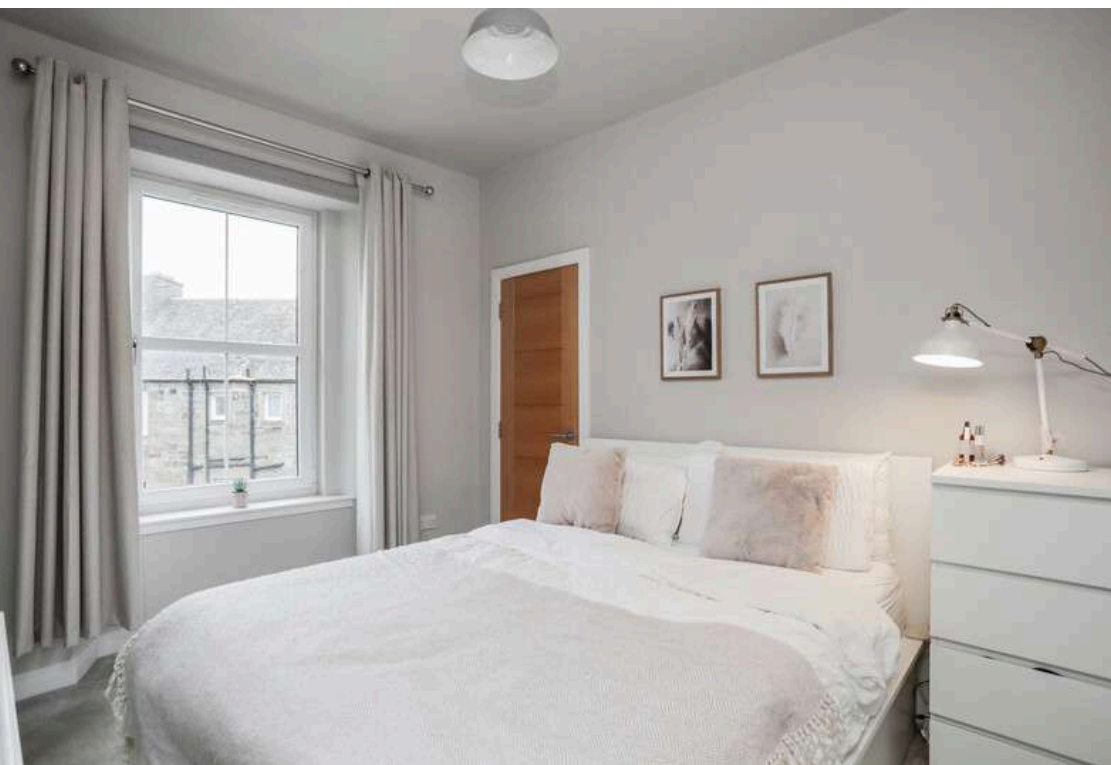
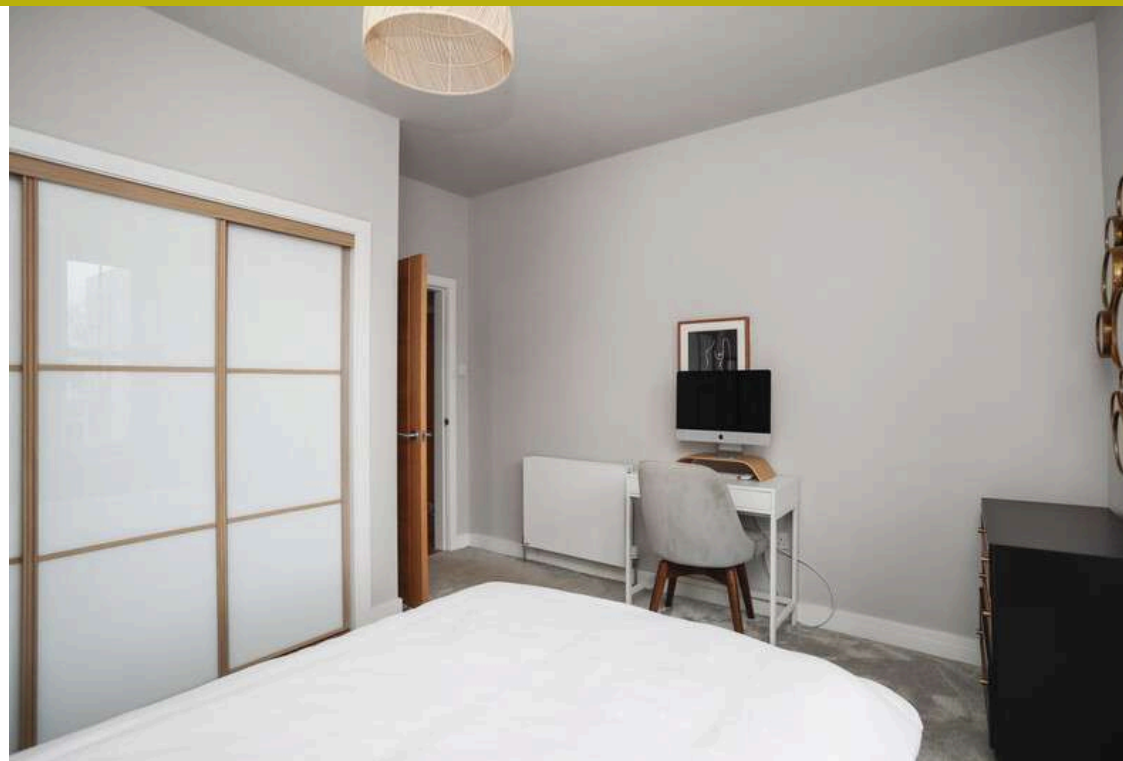
Home Report Valuation

£350,000

EPC Rating

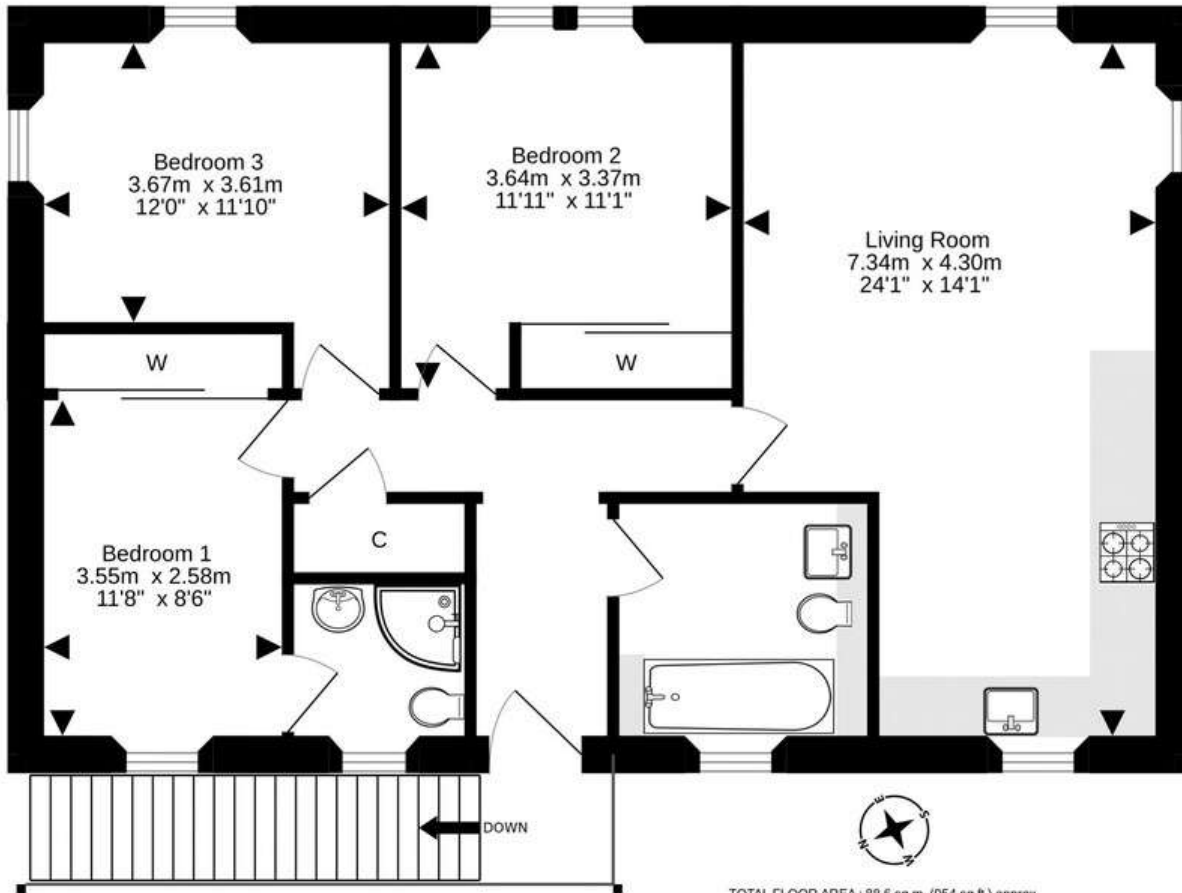
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TOTAL FLOOR AREA : 88.6 sq.m. (954 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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