



**59 Main Street, Davidson's Mains,
Edinburgh, EH4 5BZ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

CHARMING AND DECEPTIVELY SPACIOUS

THREE-BEDROOM, SEMI-DETACHED COTTAGE



The property for a sale is a charming and deceptively spacious, three bedroom, semi-detached Cottage situated within the highly sought after Davidson's Mains area of Edinburgh. The property is located in the heart of the village, within a few minutes' walk of an excellent range of shops and services. It has been extensively modernised by the present owners and is in excellent decorative order with great attention taken when choosing fixtures and fittings. Some of the flooring is pale oak, hard wood which complements the décor whilst the remainder is stunning, tiling and quality carpeting. The property comprises of an entrance vestibule leading into a bright and light filled entrance hall which has excellent storage. The sitting room is lovely with a large picture window providing lots of light, marble flooring and a feature wall with gas fire. The newly fitted kitchen has high quality units at wall and floor level, toning worktops and feature lighting. All three bedrooms are all of an excellent size, two facing front and the third facing the rear with patio doors leading to the landscaped rear garden. Completing the accommodation is the luxurious family bathroom which has a most attractive three-piece suite and marble flooring. The property will suit a variety of buyers from families looking for a stylish home close to amenities to professionals looking to enjoy the luxury accommodation on offer. Viewing is highly recommended.

- Vestibule
- Hall
- Sitting room
- Kitchen
- Three double Bedrooms
- Bathroom
- Gas central heating
- Double Glazing
- Good storage
- Gardens to front, side and rear
- On street parking





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 and some light fittings, Smeg double oven, Neff induction hob, American fridge freezer, dish washer and automatic washing machine (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

£365,000

EPC Rating

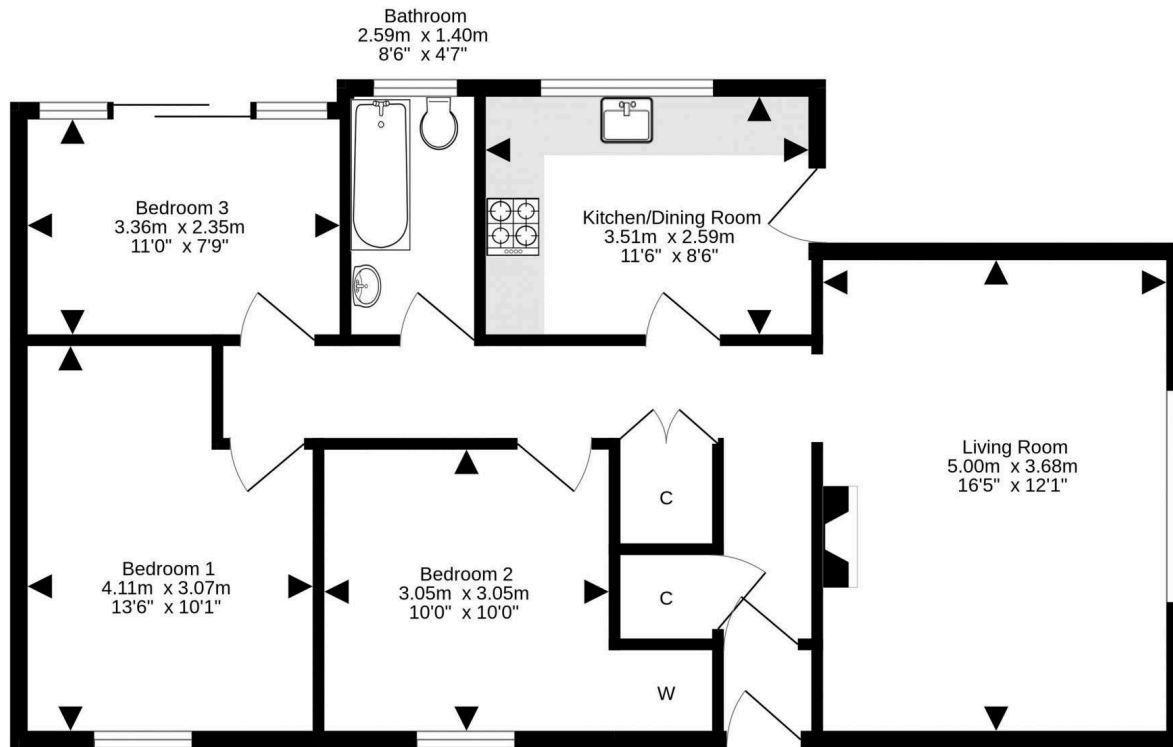
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For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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