



## 76/5 The Green

Davidsons Mains, Edinburgh, EH4 5BH

*We sell homes, not just houses*





Forming part of an established development, this two-bedroom first-floor apartment is an exceptional residence which enjoys a desirable position in the heart of Davidsons Mains. The stylish home offers bright and spacious accommodation, including an open-plan reception room, and it is finished to high standards throughout, incorporating attractive styling and modern finishings. It further boasts two bathrooms, excellent built-in storage, and allocated parking. Plus, it is within easy reach of amenities, schools, and transport links.

Accessed via a telephone-entry system and a naturally-lit shared stairwell, the apartment's front door opens into an inviting hall that offers impressive built-in storage for coats, shoes, and other belongings. Directly ahead is the open-plan kitchen, living and dining room, which has expansive proportions to host a wide choice of comfy furnishings, as well as a table and chairs. It also benefits from dual-aspect glazing, including south-facing glazed doors to a Juliet balcony; plus, it is enhanced by a neutral backdrop and jazzy feature wall, paired with a hardwood floor. Enhancing the aesthetic of the space further, the kitchen features a generous range of mocha-toned cabinets topped with sweeping worksurfaces. Slimline splashbacks complete the contemporary look, along with seamlessly integrated appliances (oven, five-burner gas hob, fridge/freezer, and washing machine). Meanwhile, the two double bedrooms are set at opposite ends of the home, both finished with neutral décor and plush carpets.



## Features

- Spacious and stylish first-floor apartment
- Part of an established development
- Set in the heart of Davidsons Mains
- Secure telephone entry system
- Hall with impressive built-in storage
- Open-plan kitchen/living/dining room
- Generously-appointed on-trend kitchen
- Two bright and airy double bedrooms
- Versatile dressing room/home office
- Contemporary en-suite shower room
- Family bathroom with overhead shower
- Well-kept communal grounds
- Private allocated parking for residents
- Gas central heating and double glazing
- EPC Rating - C





“Open-plan kitchen/living/dining room,  
a generously-appointed on-trend kitchen and  
two bright and airy double bedrooms”







The south-facing principal bedroom, featuring a tasteful accent wall, has the added luxury of a contemporary en-suite shower room, complete with a hidden-cistern toilet, a washbasin set below a large fitted mirror, and a step-in rainfall shower. The second bedroom, on the other hand, has the advantage of a private dressing room, which offers the flexibility to be used as a study or home office. Next door is a quality family bathroom, which matches the design of the en-suite, swapping the shower cubicle for a bath with overhead and handheld showers. The property has gas central heating and double glazing for year-round comfort.

Outside, the development sits amongst well-kept communal grounds, providing private allocated parking for residents. It is also set beside a vast playing green, laid with a sweeping lawn that is framed by mature trees.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

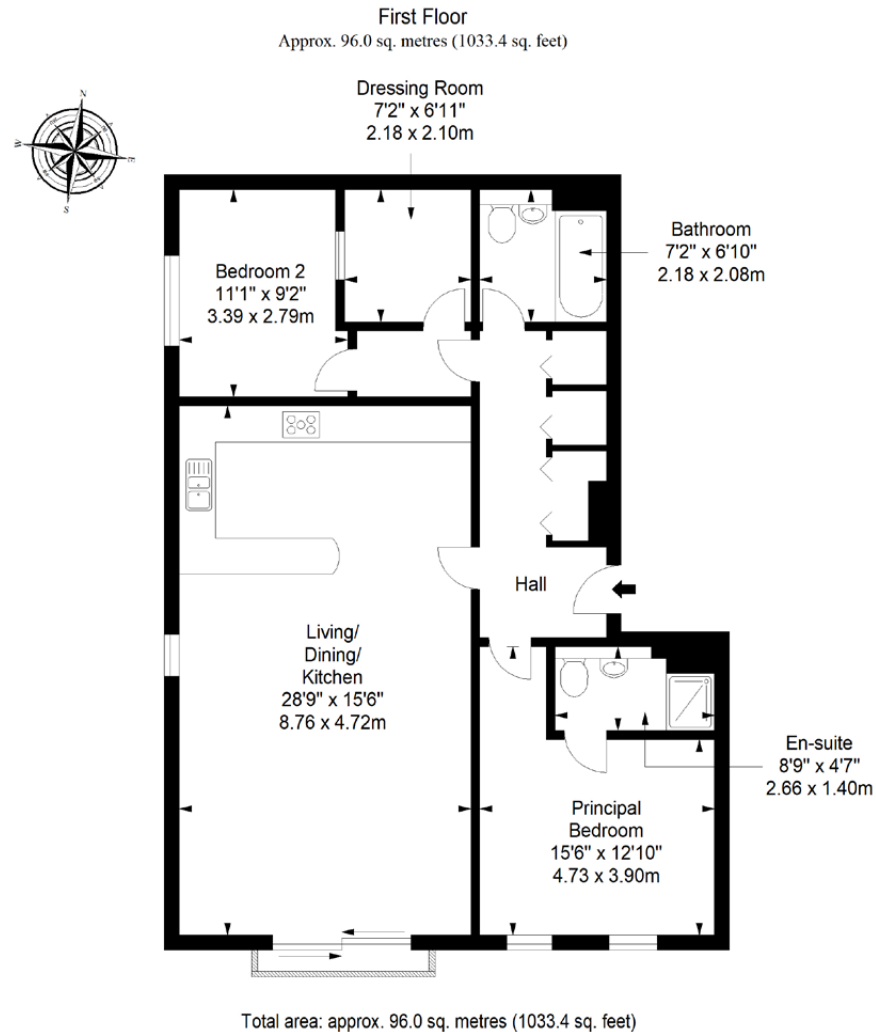
## Area

Situated just under four miles northwest of Edinburgh city centre, this desirable suburb enjoys a tranquil setting with convenient local services and amenities. Once a thriving farming community and part of the former Muirhouse estate, its quaint village ambience lives on through its bustling main street, leafy village green and traditional inn. The area is served by a diverse range of local shops including a selection of high-street stores and independent retailers, several banks and supermarkets, plus a choice of pubs, cafes and restaurants. More extensive shopping and leisure facilities are available just a short drive away at Gyle Shopping Centre. Davidson's Mains offers a range of outdoor and leisure activities to suit every taste: from lazy strolls along picturesque Cramond beach and family days out at Lauriston Castle, to an invigorating round of golf at Bruntsfield Links or the Royal Burgess Golfing Society. For fitness enthusiasts Drum Brae Leisure Centre boasts a swimming pool, a state-of-the-art gym, multi-purpose sports halls and a varied programme of fitness classes. Davidson's Mains is well placed for an excellent range of schools in both the public and private sector. Thanks to its northerly position, Davidson's Mains enjoys swift and easy access to the Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. Regular bus services also provide frequent and reliable links into the city centre and beyond.





# Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
www.clancys-solicitors.co.uk

#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

