



## 12a Main Street, Edinburgh, EH4 5BY

### Description

Bright and well proportioned upper villa flat in the heart of Davidson's Mains and close to excellent amenities. The flat is entered by a shared entrance with just one other proprietor. It is well maintained and offered in move-in condition. Double glazing has been installed and the property has gas central heating with a modern Worcester combi boiler.

The accommodation comprises:

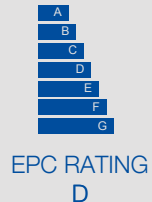
- Entrance hall with carpeted staircase leading to the split level landing on the first floor
- The living / dining room has a window to the front, corning and shelved press
- The kitchen is fitted with a range of wall and base mounted white cupboard units, granite effect worktops with inset stainless steel sink and appliances including electric cooker, fridge, washing machine and dishwasher
- Bedroom 1 is a spacious front facing double bedroom with built-in wardrobes
- The shower room is partially tiled and has a shower enclosure with electric shower and pedestal wash basin
- Separate WC with wall hung wash basin
- Bedroom 2 is good sized and has a hatch with Ramsay ladder to the large attic which offers useful additional storage space and has been floored and lined



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

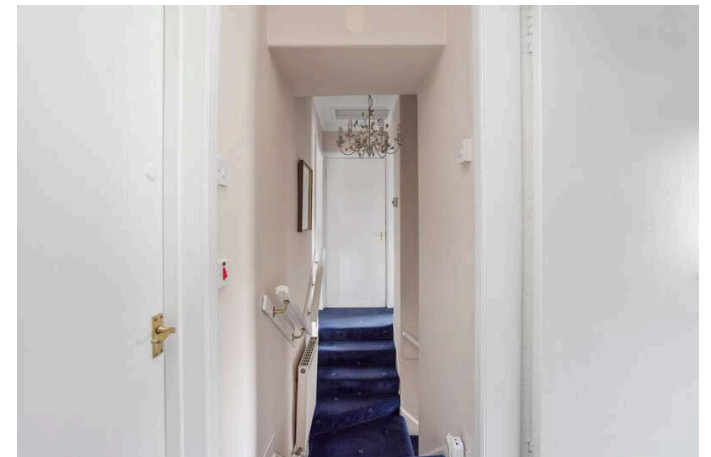


EPC RATING  
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## Location

The property is located within the much sought after Davidsons Mains area of the city which lies approximately 3 miles west of Edinburgh's city centre. Bordered by the historic village of Cramond to the north and the desirable residential area of Blackhall to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. The village of Davidsons Mains itself offers an excellent range of local shopping facilities and services ranging from small speciality shops to a Tesco Metro. These shops and services are all literally around the corner/ within a few minutes on foot, as are frequent public transport services. Leisure options are excellent and range from a Marina at Cramond to several golf courses. There are gym facilities locally with swimming pools including Drum Brae Leisure Centre, Juvenate at the Leonardo Hotel on Clermiston Road and the Village at Crewe Toll . Beautiful walks can be enjoyed through the grounds of Lauriston Castle and along the esplanade at Silverknowes. Edinburgh International Airport is within a 10/15 minute drive depending on traffic, as are the forth bridges and the central motorway network.

## Extras

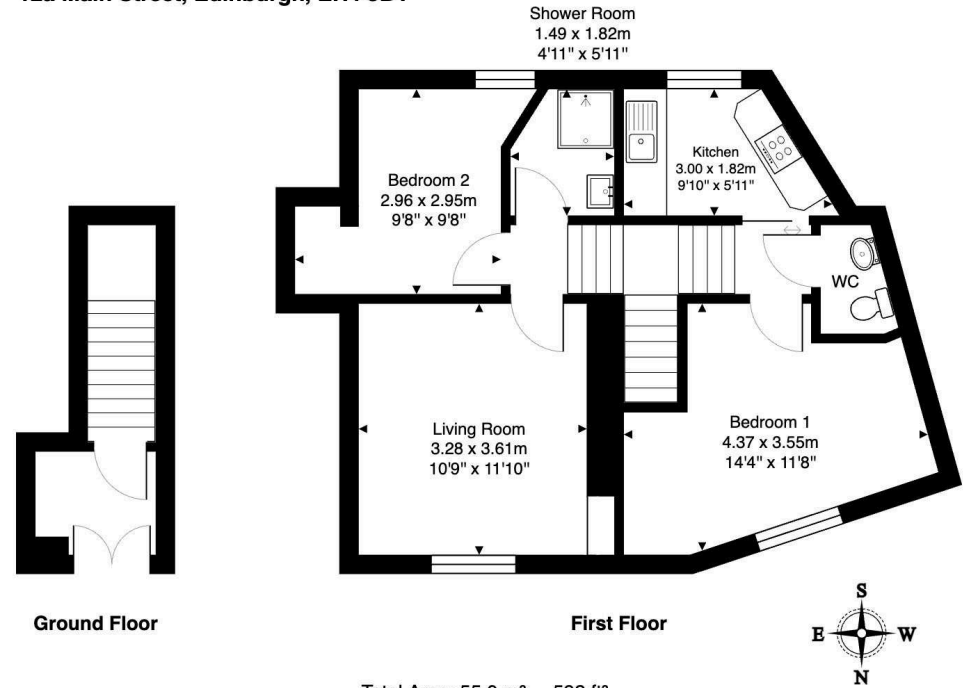
The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

Council Tax - Band C





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Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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