



31 The Green

Davidsons Mains, Edinburgh, EH4 5AF



VMH SOLICITORS

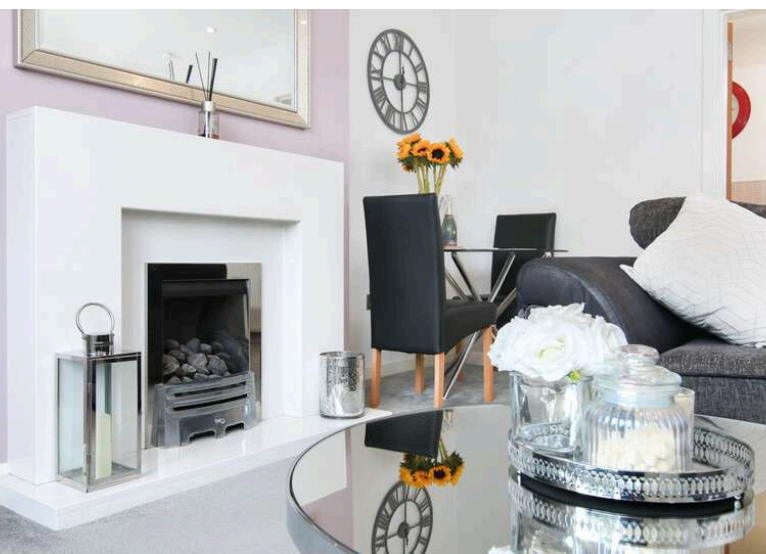


31

The Green

Delightful 2 bed main door lower villa enjoying a peaceful setting in the heart of Davidsons Mains, within an excellent school catchment area and close to a range of local amenities.

- Entrance hall
- Sitting/dining room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private garden to front
- Communal garden to rear



Fixed Price: £219,500

Home Report: £225,000

EPC Rating: D

Council Tax: D

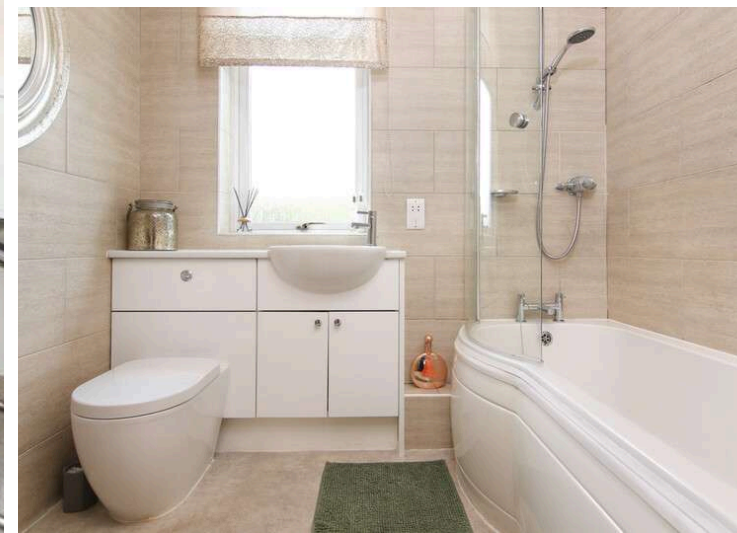
Tenure: Freehold

This lovely home offers bright and spacious accommodation with high ceilings, decorated in light neutral tones throughout benefiting from stylish living space, a private garden to the front and a well maintained communal garden to the rear.

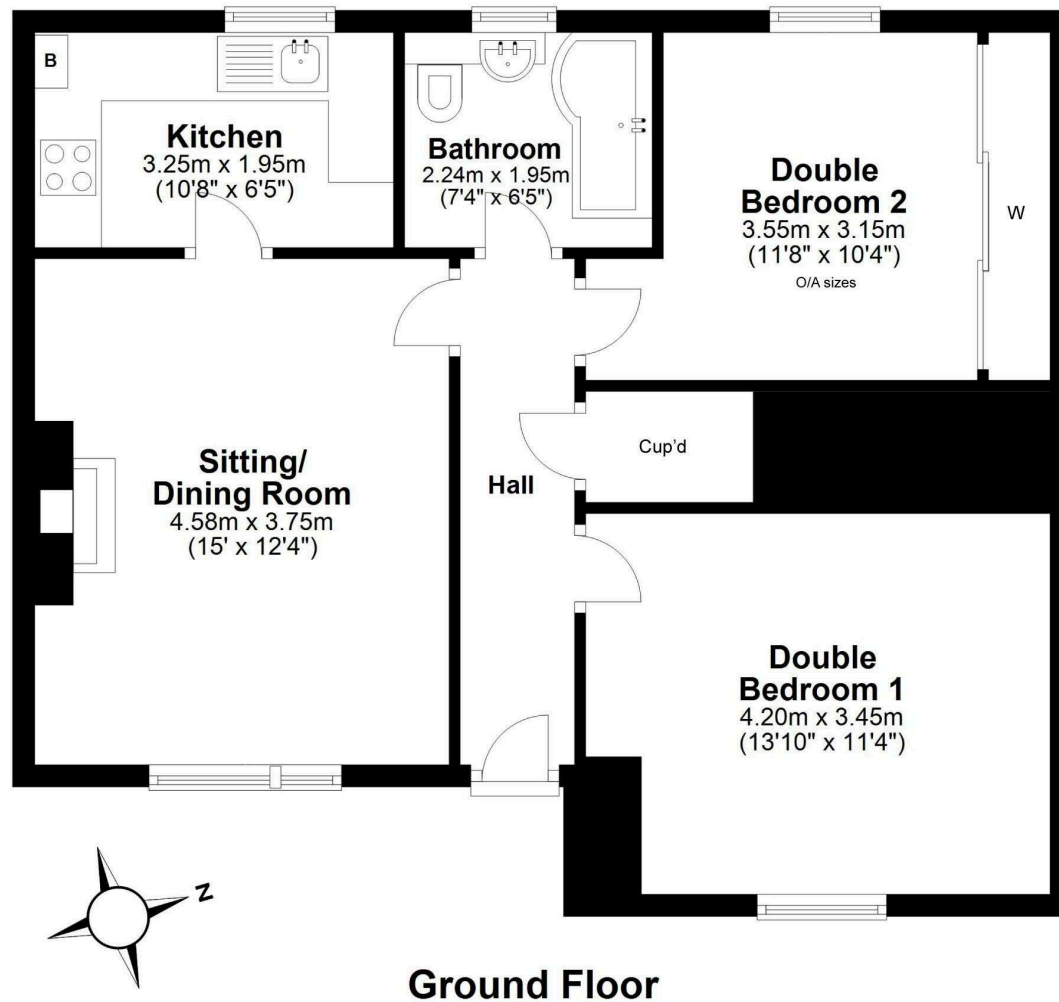
Comprising entrance hall with large storage cupboard, sitting/dining room with feature gas fire, fitted kitchen, 2 excellent sized double bedrooms, one with built-in wardrobes, three piece bathroom with shower over bath.

It further benefits from gas central heating, double glazing and on street parking.

Extras: to include all fitted carpets and fitted floor coverings, blinds, light fittings, hob, oven, fridge/freezer, washing machine and dishwasher.



Davidsons Mains is situated within 15 minutes drive of the city centre and has excellent local amenities. There are a couple of traditional local pubs, a coffee shop and Craighleith Retail Park is within a few minutes drive as is the Gyle Shopping Centre. For tranquil sea views and beautiful grounds, the nearby Lauriston Castle is popular with locals and visitors alike. A little further away is the historic village of Cramond with a wide variety of leisure facilities including walks along the River Almond. Regular bus services run to and from the city centre. There is also easy access to Edinburgh International Airport, the Queensferry Crossing and to the central motorway networks.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.