










Offers Over

£200,000

27/1 Quality Street Lane

Davidson Mains | Edinburgh | EH4 5BU

A superb opportunity has arisen to acquire this stylish one bedroom first floor flat pleasantly positioned within a quiet pocket of Davidson's Mains. Close to excellent local amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers. Viewing suggested.

-  1 bed
-  1 public
-  1 bathroom
-  Shared garden
-  Unallocated parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming hallway with good storage provisions and access via a Ramsay ladder to the large and partially-floored attic, bright and airy lounge/diner with a lovely and leafy outlook, modern fully-fitted kitchen with a range of integrated white goods, tiling in splash areas, Velux skylight and a sliding pocket door, generous double bedroom with room for freestanding furniture, and a sleek partially-paneled shower room with a walk-in rainfall shower, heated towel rail and Velux skylight.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated induction hob, double oven, extractor hood, fridge-freezer and dishwasher, freestanding washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a well-maintained shared garden for residents to enjoy during the good weather. For the car owner, there is unallocated parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

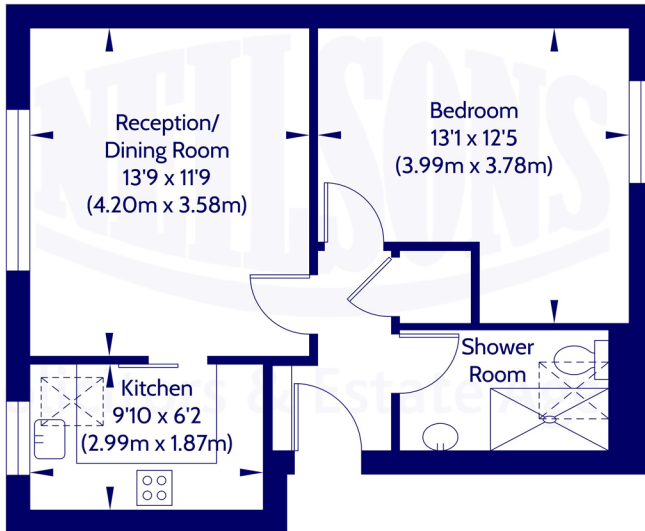
The property is situated within the heart of Davidson's Mains lying to the north-west of the city centre and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing, Haymarket Train Station and Edinburgh International Airport. Bus services also provide quick and frequent access to the city centre and surrounding areas. Excellent shopping facilities are close at hand, with a variety of local retailers, banks and post office, bars and coffee shops together with larger high street names located at the nearby Craigleith Retail Park, Stockbridge and Comely Bank. The Royal Botanic Gardens, Inverleith Park, Corstorphine Hill, Davidson's Mains Park and Cramond foreshore all provide excellent outdoor pursuits and picturesque walks and the vast array of the city's galleries; museums, theatres and cinemas are but a short journey away.





Approx. Gross Internal Floor Area 43.4 Sq M / 467 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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