



This is a deceptively spacious LOWER VILLA enjoying a sought after location just a short walk from the excellent shops & buses of Davidson's Mains village.

Hall; Lounge ; Kitchen, 2 Double Bedrooms & Shower room.

Gas CH; Double Glazing ; Lovely enclosed rear gardens and easily kept front garden & Driveway.

Viewing: call 07776 198 960 (agent).

Offers Over £275,000

Location

This property forms part of the Edinburgh suburban "village" of Davidson's Mains, which lies some 4 miles north east of Edinburgh's City centre. The locality offers a good selection of traditional shops as well as its own supermarket. There is a choice of buses travelling into town whilst motorists can quickly access the main roads out of the city and Edinburgh Airport (10 mins. Drive). The seashore at Cramond & Silverknowes is also close at hand as are a number of golf courses and parks. The local primary school is "just round the corner" and the Royal High School is a 10 minute stroll. It is little wonder that living here is so desirable.

The Property

The property itself is a traditional GROUND FLOOR LOWER VILLA in a block of only four and has its own front and back door. It offers nicely proportioned accommodation all on the level and has been modernised to an excellent standard. It is truly "move-in" condition with fitted floor coverings and appliances in the kitchen. * the washing machine needs replaced. The lovely garden to the rear, includes a shed. There's a driveway to the front and free on street parking.

Home Report: A copy can be downloaded via the listing on ESPC.com

Home Report Value: £280,000

Energy Performance Certificate: Rated "C"



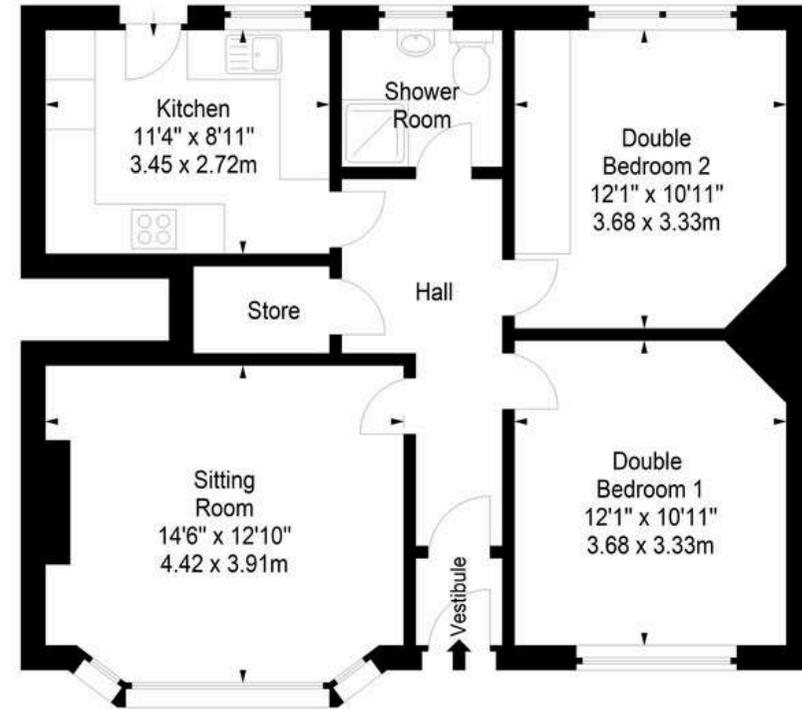




Corbiehill Crescent,
Edinburgh,
Midlothian, EH4 5AU



Approx. Gross Internal Area
731 Sq Ft - 67.91 Sq M
For identification only. Not to scale.
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Ground Floor

GJ Hunter Solicitors
26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
0131 661 3414

