



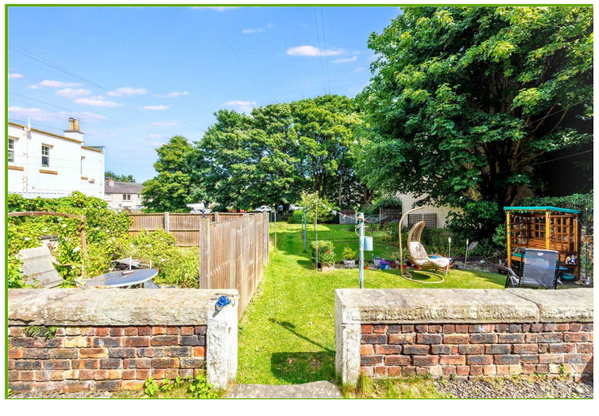












Main Street, Davidsons Mains,
Edinburgh, Midlothian, EH4

Offers Over: £145,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: C
EPC Rating: C

This ground floor flat would make an ideal first time buy, located in the popular area of Davidson Mains, three miles west of Edinburgh City Centre.
COUNCIL TAX = C EPC = C

Description

The property for sale is a charming lower flat situated within the highly sought after Davidson's Mains area of Edinburgh. It is located in the heart of the village, within a few minutes' walk of an excellent range of shops and services.

The accommodation comprises, welcoming hallway, open plan lounge/kitchen area, one double bedroom and shower room. The property benefits double glazing, gas central heating, a private garden and free on street parking is available on neighbouring streets.

Location

Set just under four miles northwest of Edinburgh's city centre, this sought-after suburb combines a peaceful atmosphere with handy local amenities. Formerly a prosperous farming settlement within the old Muirhouse estate, it still feels like a quaint village, with a lively high street, a leafy village green, and a traditional inn.

Residents enjoy a wide choice of shops, from well-known high-street names and independent boutiques to supermarkets and a post office, along with pubs, cafés, and restaurants. For bigger retail and leisure options, The Gyle Shopping Centre is only a short drive away.

Davidson's Mains caters to every pastime: take leisurely walks along scenic Cramond Beach, plan family outings to Lauriston Castle, or play a round at Bruntsfield Links or the Royal Burgess Golfing Society. Fitness fans can head to Drum Brae Leisure Centre, which offers a swimming pool, a state-of-the-art gym, multi-use sports halls, and a varied timetable of classes.

The area is well served by excellent schools across both the public and independent sectors. Its northerly location also ensures swift access to the Queensferry Crossing, Edinburgh Airport, and the M8/M9 motorways, while regular bus services provide frequent, reliable connections to the city centre and beyond.

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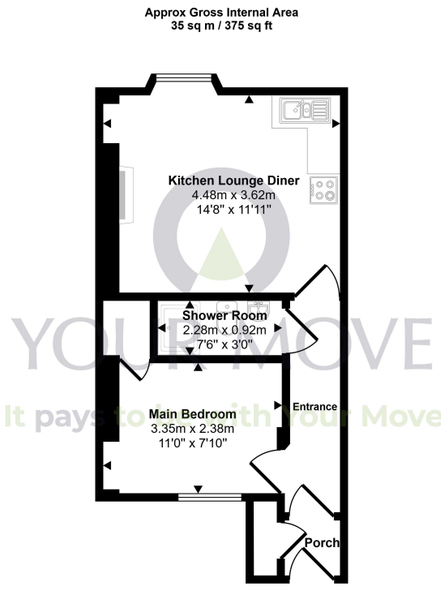
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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