



10A MAIN STREET
DAVIDSONS MAINS
EDINBURGH
EH4 5BY

FIXED PRICE
£290,000

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
SPACIOUS AND
RECENTLY UPGRADED
THREE BEDROOM UPPER
VILLA FLAT IN A HIGHLY
DESIRABLE AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright, spacious and recently upgraded upper villa flat situated in the heart of Davidson's Mains Village, a desirable and popular residential area some 3 miles west of Edinburgh City Centre and offering excellent local amenities. Also close by is Craigleith Retail Park with both Sainsbury and Marks & Spencer Supermarkets.

Recreation is very well served with several highly regarded Golf Clubs in the near vicinity, most notably Bruntsfield. There are pleasant walks in Corstorphine Woods, Lauriston Castle grounds and along the banks of the River Almond and Forth foreshore.

The local schools include the well regarded Davidson's Mains Primary and Royal High School Secondary schools. There is easy access to several private sector schools, most notably Cargilfield, Stewart's Melville, St George's and Mary Erskine's, Fettes College and Edinburgh Academy.

Internally the property is in excellent decorative order and benefits from electric central heating, double glazing and good storage facilities.

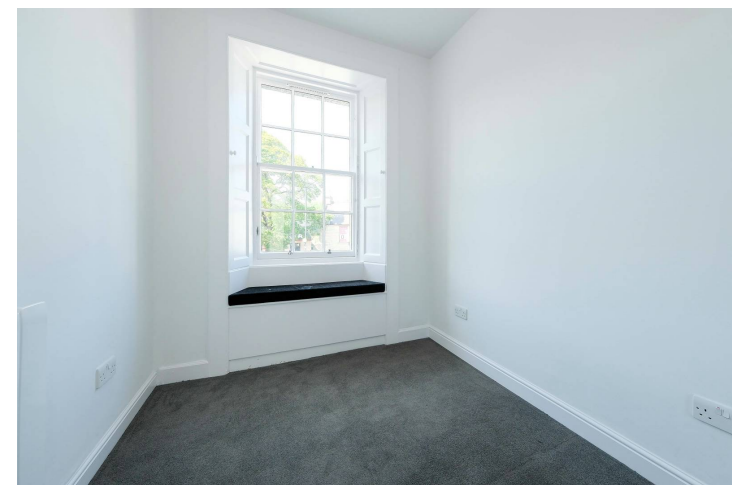


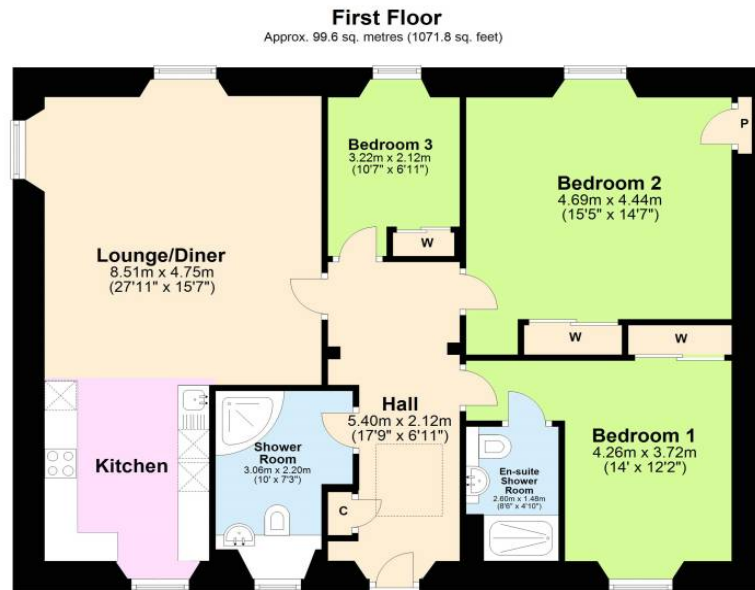
PROPERTY DETAILS

- * Entrance Hall with built in cupboard. Remote controlled Skylight providing natural daylight.
- * Bright and spacious Lounge / Dining Room with windows to front and side. Cornice and ceiling rose. Space for good sized dining table and chairs. TV point. Open plan to;
- * Stylish and fully fitted Kitchen with matching wall and base units. Integrated hob, oven and hood. Integrated fridge/freezer, dishwasher and washing machine. Ample work surfaces with integrated sink with drainer and tiled splashback. Window to rear.
- * Double Bedroom with window to rear. Built in mirrored wardrobes. Cornice. En Suite Shower Room with white two-piece suite comprising inset wash hand basin with vanity unit below and WC. Shower compartment with electric shower.
- * Large Double Bedroom with window to front. Built in mirrored wardrobe with hanging space and shelving. Wall press.
- * Third Bedroom with window to front with window seat. Built in mirrored wardrobe.
- * Shower Room located off the hall with white two-piece suite comprising inset wash hand basin with vanity unit below and WC. Corner shower compartment with electric shower. Frosted window to rear.



Energy Efficiency Rating: F





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

P H O T O G R A P H S A N D F L O O R P L A N B Y M I K E D O O L E Y P H O T O G R A P H Y 0 7 3 0 5 6 0 2 8 6



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.