



29/2 Corbiehill Place, Davidsons Mains, Edinburgh, EH4 5AX

Light and Spacious, Two-Bedroom, South-Facing, Upper Villa

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Property Description

Light, well-presented and spacious, two-bedroom, south-facing, upper villa, with a private garden and a driveway. Located on a quiet side street, in the highly sought-after area of Davidsons Mains, west of Edinburgh city centre.

Comprises an entrance hall and staircase, hall, living room, dining/kitchen, two bedrooms and a family bathroom.

Highlights include a fitted kitchen, with appliances, a generous bathroom, with an oval bath and a separate shower cubicle, contemporary flooring and spotlighting. In addition, there is gas central heating, double glazing and good storage, including an extensive, floored loft space.

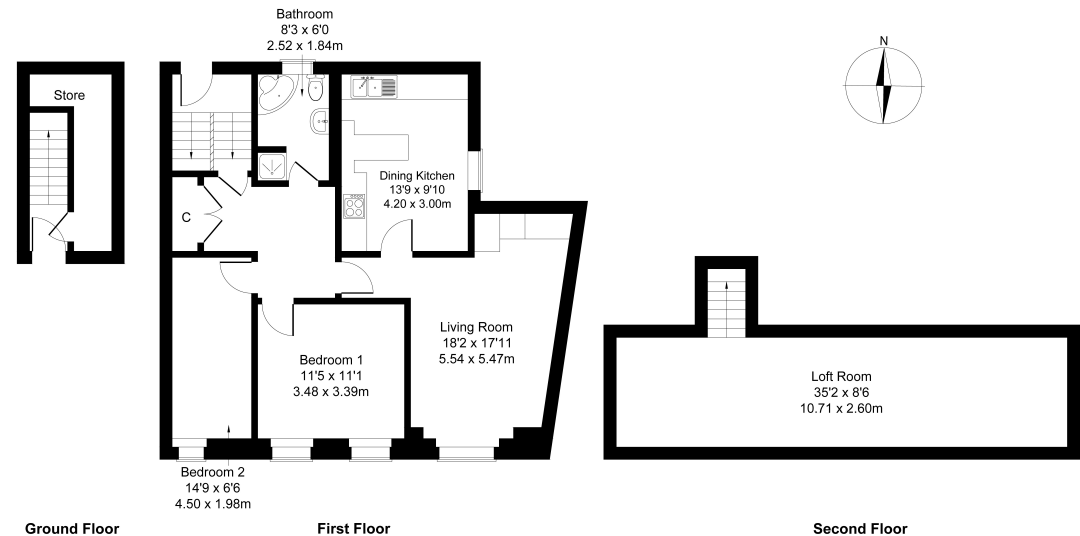
Externally, there is a low-maintenance patio garden to the rear, whilst to the front is an allocated driveway and a planting bed.

A welcoming entrance hall and staircase, with access to storage and to the garden, leads to a bright reception hall, including further storage and finished with neutral decor and wood-effect flooring. The light, neutral decor continues into a front-facing reception room, including a feature fireplace and filled with natural light from a wide, south-facing window. There is plenty of space for both lounge and dining furniture and the reception room conveniently connects to a spacious, dining kitchen. Fitted with traditional wood-effect units, the kitchen includes an integrated oven, a gas hob, an overhead extractor fan, a freestanding washing machine and a dryer, whilst space is available for further freestanding appliances.

A double bedroom and a single bedroom enjoy the same modern decor and sunny aspect as the living space, and both offer flexible floorplans, with ample space for freestanding bedroom furniture.

Completing the accommodation, a good-sized, four-piece bathroom comprises a glazed shower cubicle, a corner bath, a WC, a pedestal sink and splash wall tiling.

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Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Davidsons Mains is a desirable residential area, with a convenient west-of-city position just off the A90, and features a range of local shops in the village including a Tesco Metro supermarket, post office, and chemist, along with a health centre and dentist. Craighleith Retail Park is situated close by, with a Sainsbury's superstore, Marks & Spencer, and Boots, whilst The Gyle offers further extensive high-street shopping. With fine walks and open

spaces at Cramond Shore, Lauriston Castle and Corstorphine Hill, there are also private and public golf courses in the vicinity, a local bowling club, and the swimming pool and fitness centre at Ainslie Park. Catchment for schools includes the Davidsons Mains Primary and Royal High School, and there are regular bus services throughout the area.





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