



Property Description

Light and tastefully presented, two-bedroom, traditional ground-floor villa, with private gardens. Located in the highly sought-after area of Davidsons Mains, west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a stylish fitted kitchen and bathroom, with modern decor and contemporary flooring, lighting and internal doors. In addition, there is HIVE gas central heating, double glazing, and front-facing bay window and a gas fireplace for the lounge.

Externally, there is a low-maintenance shrubbery to the front, whilst an enclosed rear garden includes a lawn, patio and a store shed.

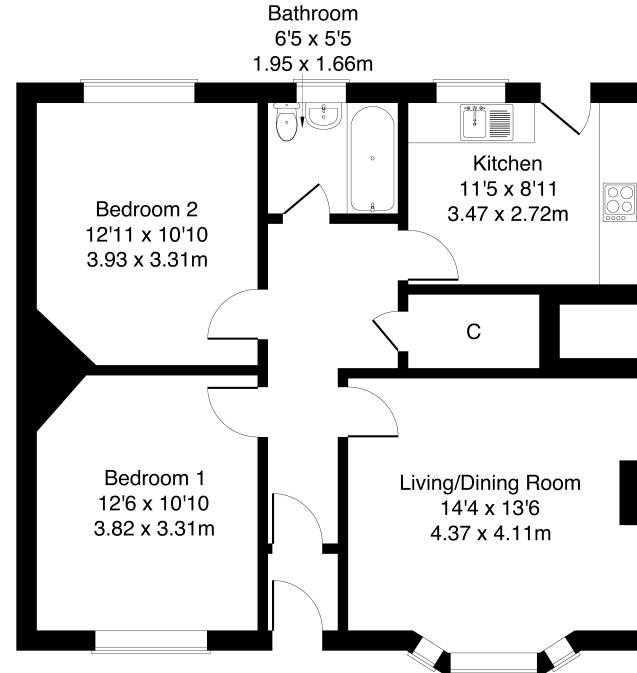
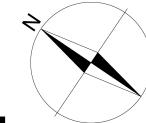
A welcoming entrance hall provides access to all rooms within the home, with the living room positioned to the side and offering a comfortable, inviting space featuring carpeted flooring and light, neutral décor. This room benefits from a fireplace and wall-mounted TV point, making it ideal for both relaxing and entertaining. Located at the rear of the property, the kitchen is fitted with contemporary flooring, granite-effect worktops and a tiled splashback, along with a sink and drainer and a range of integrated appliances including an oven, gas hob with canopy and dishwasher, while a freestanding fridge/freezer is also included in the sale.

To the front of the home, the master bedroom enjoys carpeted flooring, tasteful décor, while the second bedroom mirrors the same carpeted finish and features a large window allowing plenty of natural light to fill the space. Completing the property is the family bathroom, fitted with a modern three-piece suite with a shower over the bath and finished with a stylish ladder-style radiator.



53 Corbiehill Place, Edinburgh, EH4 5AX

Approximate Gross Internal Area: (753 sq ft - 70 sq m.)

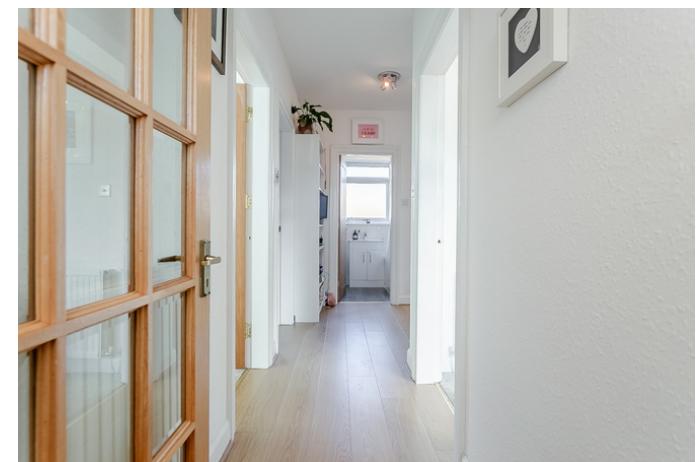


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Davidsons Mains is a desirable residential area conveniently located west of the city, just off the A90. The village offers a range of local shops, including a Tesco Metro supermarket, post office, chemist, health centre, and dentist. Nearby Craigleath Retail Park features a Sainsbury's superstore, Marks & Spencer, and Boots, while The Gyle provides further extensive high-street shopping options.

Residents can enjoy fine walks and open spaces at Cramond Shore, Lauriston Castle, and Corstorphine Hill. The area also boasts private and public golf courses, a local bowling club, and the swimming pool and fitness centre at Ainslie Park. School catchment includes Davidsons Mains Primary and Royal High School, with regular bus services throughout the area.





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