



56a Corbiehill Road, Davidsons Mains, Edinburgh, EH4 5AS

Beautifully Presented, One Bedroom, Upper Flat

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Property Description

Beautifully presented, one-bedroom, upper flat, forming part of a charming stone-built terrace. Located in the highly sought-after area of Davidsons Mains, to the west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining and kitchen, a double bedroom and a bathroom.

Highlights include a fitted kitchen with integrated appliances, a stylish bathroom suite, quality hardwood flooring, bespoke storage solutions; and a professionally fitted remote lighting system throughout.

In addition, the property benefits from superb storage including an exceptional floored loft space with light and power, with the potential for development, subject to obtaining all necessary local authority consents.

Furthermore, there is HIVE gas central heating, double glazing, a secured entry for the main door, and a large and leafy shared garden to the rear of the terrace.

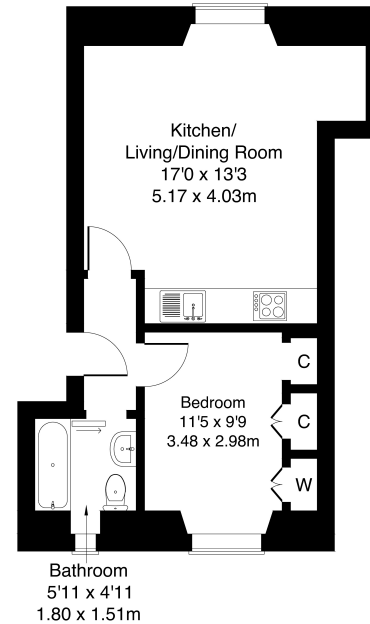
A welcoming entrance hall affords access throughout the property and features space for outerwear and solid wood flooring continuing into the public room. The bright open-plan living/dining and kitchen is finished in light neutral decor, spotlights, an open-press with shelves and ample space for dining. Set to the rear of the room, the stylish kitchen is fitted with modern units, real-wood worktops and a sink; with appliances including an oven, gas hob, fridge/freezer, microwave, washer/dryer and dishwasher.

Set to the rear, the bedroom is tastefully finished and includes bespoke storage solutions, carpeted flooring and contemporary lighting; whilst completing the accommodation, with a rear-set window, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over a generous bath, tiled splash walls, underfloor heating and porcelain tiled flooring and a ladder-style radiator.

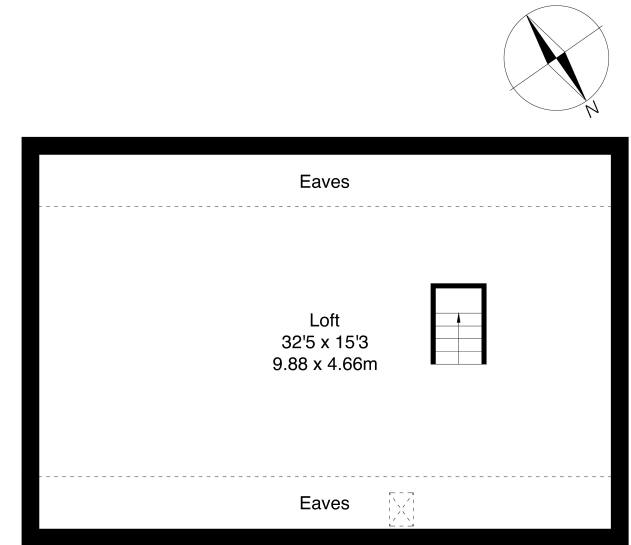
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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Ground Floor



Loft

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. Craigleith 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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