



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**51 Main Street**

DAVIDSONS MAINS, EDINBURGH, EH4 5BZ



# THE LOCATION



The property is conveniently located within a few minutes walk of many excellent local amenities found within the old village of Davidsons Mains, including Tesco Metro Supermarket, chemist, Post Office, health centre and dentists. The Olde Inn pub is close by with a beer garden and serves great food all day, and is a feature of the village life. The area is also well served by excellent golf courses at Silverknowes and Barnton, large public

parks and the picturesque beauty of Cramond Village with its sandy beaches is just over a mile away. Local schools include Davidson's Mains Primary School, the Royal High Secondary School and just a short drive from your doorstep is Mary Erskine and Stewart Melville schools.

The city centre is within easy reach with regular public transport service operating to and from

Edinburgh city centre and surrounding districts with local bus stops just a short walk away from the property. A nearby bike path travels from Davidson's Mains to the city centre, a great alternative to taking the car or the bus, as well as good access to the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport.





# THE PROPERTY



McEwan Fraser is delighted to present this charming, early Victorian, two bedroom, flat in the heart of the old village of Davidson Mains.

Dating from around 1860, the property enjoys a first-floor position with its own door to the rear of the building, and a handy lockable storage cupboard on the ground floor. Internally, the property is well proportioned

and there are some fantastic period features such as sash windows and working shutters.

The accommodation is focused towards the front-facing lounge which boasts a naturally bright southerly aspect. There is space for a large style sofa, a table and further free-standing furniture. The kitchen is accessed from the lounge and has been refitted to

an exacting standard. Gloss base and wall mounted units have been finished with an oversized work surface, providing excellent prep and storage space for the aspiring chef. The dishwasher, washing machine and dryer are all integrated alongside other free-standing appliances.

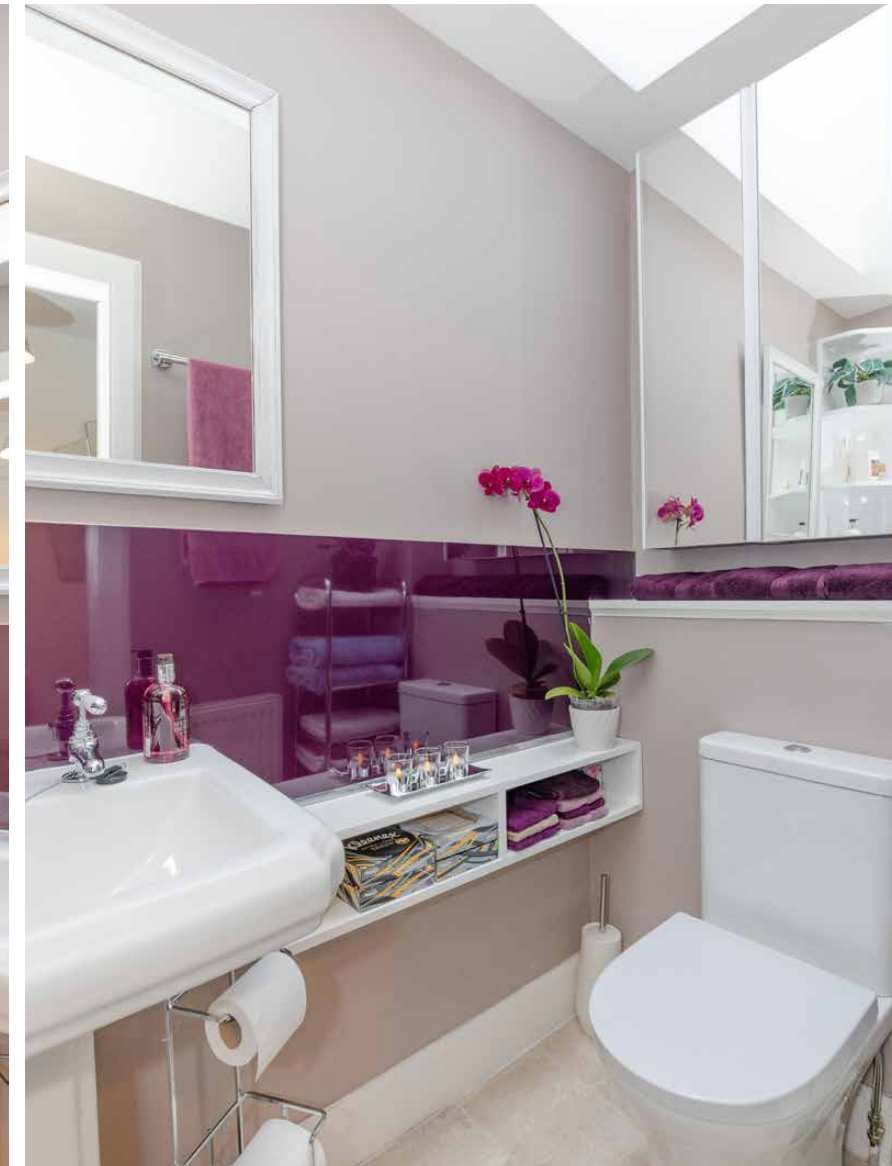


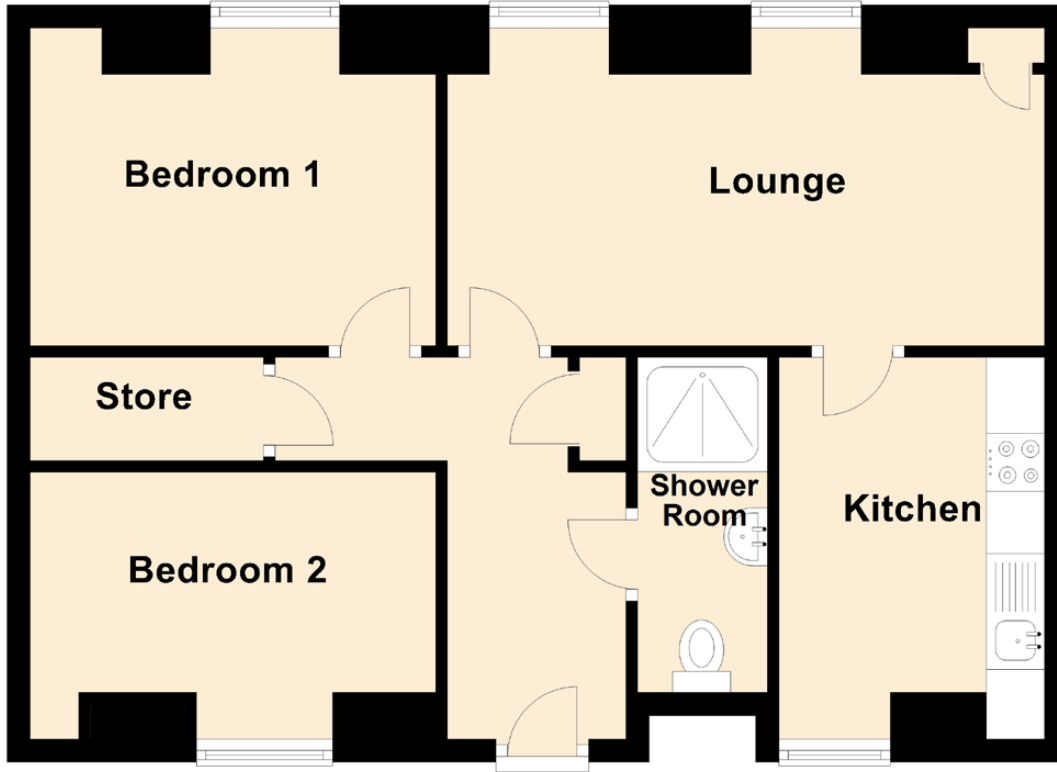




The 'L' shaped central hallway gives access to two bedrooms, shower room, deep storage cupboard and a large loft space for additional storage. The front-facing master bedroom is neutrally finished and benefits from three fitted wardrobes with a handy computer space with shelving. The second bedroom faces the rear of the building. A deep storage cupboard sits between the bedrooms. It has been formed by the addition of a stud wall which could be removed to further increase the size of the second bedroom. The accommodation is completed by a beautifully finished shower room.

This is an utterly charming and very individual flat. Internal viewing is a must!





Approximate Dimensions  
(Taken from the widest point)

Lounge	5.15m (16'11") x 2.74m (9')
Kitchen	2.89m (9'6") x 2.29m (7'6")
Bedroom 1	3.50m (11'6") x 2.74m (9')
Bedroom 2	3.50m (11'6") x 1.90m (6'3")
Shower Room	2.91m (9'7") x 1.12m (3'8")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>

EPC Rating: D



  
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