

Flat 1, 38 Main Street

DAVIDSONS MAINS, EDINBURGH, EH4 5AA



*Spacious One-Bedroom Cottage Property
with Front and Rear Gardens In The Heart of
Edinburgh's Picturesque Davidson's Mains*



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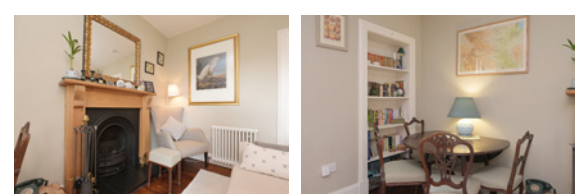


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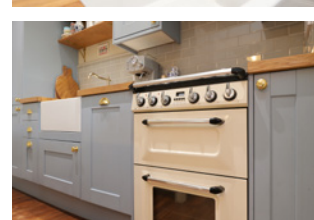
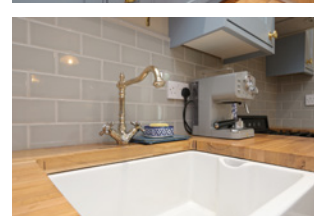
McEwan Fraser Legal is delighted to present this beautifully presented cottage-style property in the heart of Edinburgh's picturesque suburban Davidsons Mains.

THE LIVING ROOM



Inside, the property comprises of a fully equipped kitchen/living room which has been finished to a high standard with a feature freestanding gas hob, double oven, Belfast sink and integrated freezer/freezer and dishwasher. The space offers double glazed timber sash and cash windows, original floorboards, high ceilings and ample options for furniture configurations, such as living and dining. There is also a feature working fireplace and excellent storage.

THE KITCHEN



The property has one generous bedroom which has a separate cupboard with fitted freestanding wardrobe storage. There is one main shower room which, much like the rest of the property, has been finished to an excellent standard with a waterfall shower.

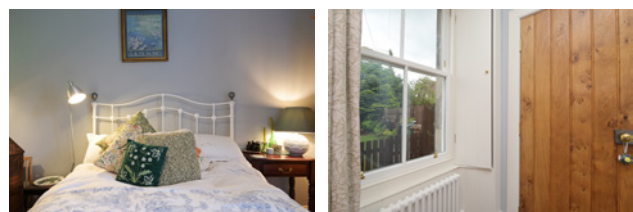
THE BATHROOM



THE BEDROOM



Immaculate period garden cottage
refurbished to a excellent standard

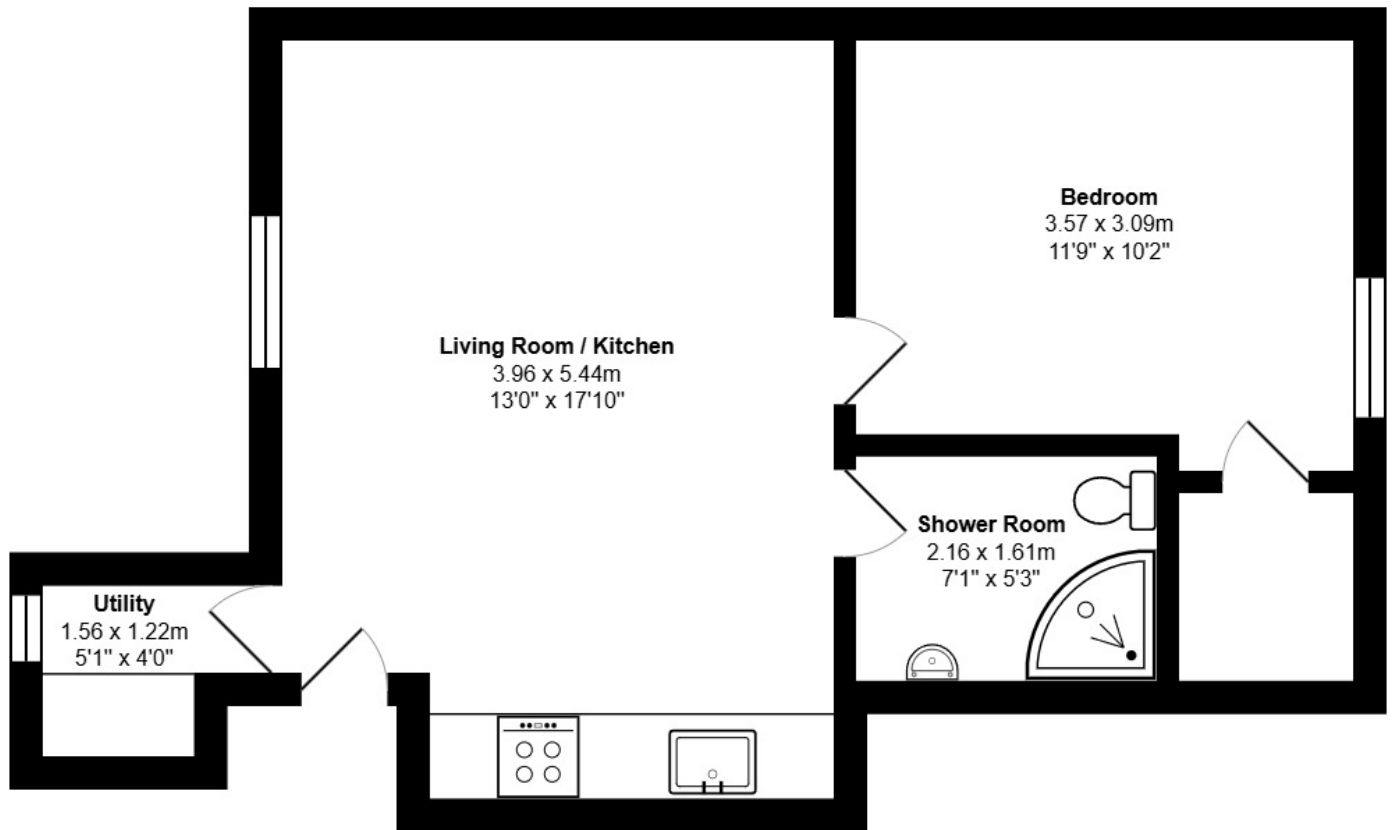


In addition, the property includes modern gas central heating, double glazed windows and a private front garden and a large, well-maintained, shared rear garden, whilst parking is available in adjacent streets surrounding the property.

EXTERNALS

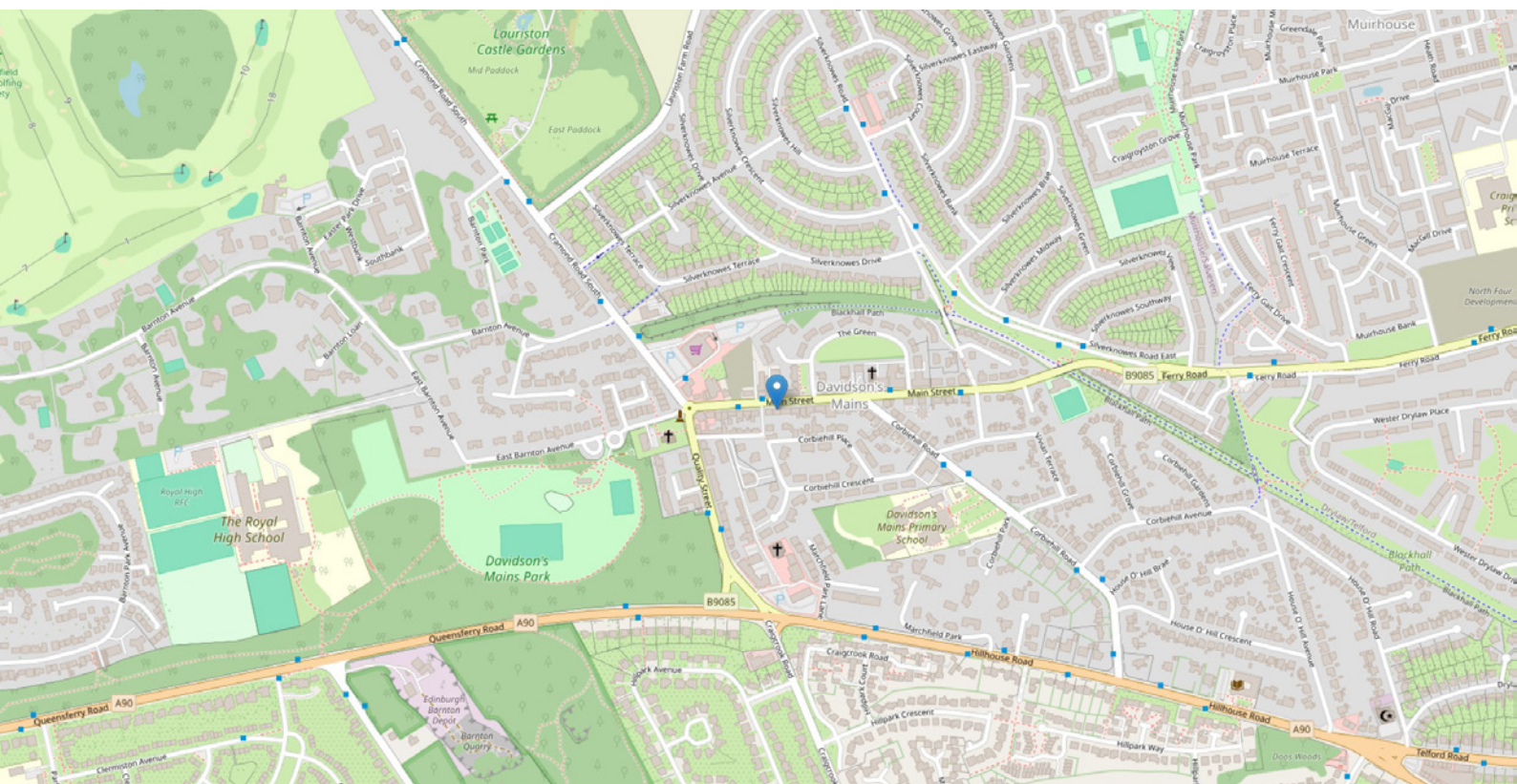


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: D



THE LOCATION

Davidson's Mains is a highly sought-after residential suburb located in the northwest of Edinburgh, offering a village-like atmosphere while remaining within easy reach of the city centre. Known for its strong sense of community, leafy streets, and excellent local amenities, the area is particularly popular with families and professionals. Positioned just 4 miles from Edinburgh city centre, Davidson's Mains enjoys excellent transport links, with regular bus services providing a swift commute into town. For those travelling further afield, Edinburgh Airport is only a 15–20-minute drive away, making it a convenient location for frequent flyers or business travellers.





The area boasts a wide range of local shops, cafes, restaurants, and services, including a large supermarket, independent retailers, and cosy eateries that contribute to the welcoming village feel. Crumond Beach and the scenic River Almond Walkway are just a short distance away, offering beautiful walking and cycling routes for outdoor enthusiasts. Families are well-served by a strong selection of schools, including Davidson's Mains Primary School and the highly regarded Royal High School, both of which enjoy strong reputations. There are also a number of private schooling options within easy reach.

Green space is plentiful, with Corstorphine Hill and Lauriston Castle Gardens nearby, providing peaceful escapes from city life, as well as recreational space for children and dog walkers.

Davidson's Mains blends suburban tranquillity with urban convenience, making it an ideal place to settle down without sacrificing access to everything Edinburgh has to offer.



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