

20 Davidson Road

CRAIGLEITH, EDINBURGH, EH4 2PE



*THIS PROPERTY IS SUBJECT TO A
BUYERS PREMIUM*



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McEwan Fraser is delighted to present this three-bedroom detached bungalow to the market. Located in sought-after Craigleith, the property sits on a generous plot with private gardens, off-street parking and a detached garage. The property is largely in its original configuration and there is wonderful potential for further extension on the ground floor and a loft conversion (STPP). Internally the property is presented in good order and benefits from gas central heating and modern double glazing.

Internal accommodation is arranged around a central hallway which includes storage and a concealed staircase that gives access to a floored attic. Entering the property, the bay fronted living room is to the right. The living room boasts double glazed sash windows, excellent levels of natural light, fireplace, and ample floor space for a variety of different furniture configurations. Across the hall and overlooking the front garden, there is a dining room which could readily serve as a third double bedroom if needed. Moving a long the hall, you find a generous bathroom with white suite and partial tiling.

the lounge





Dining Room







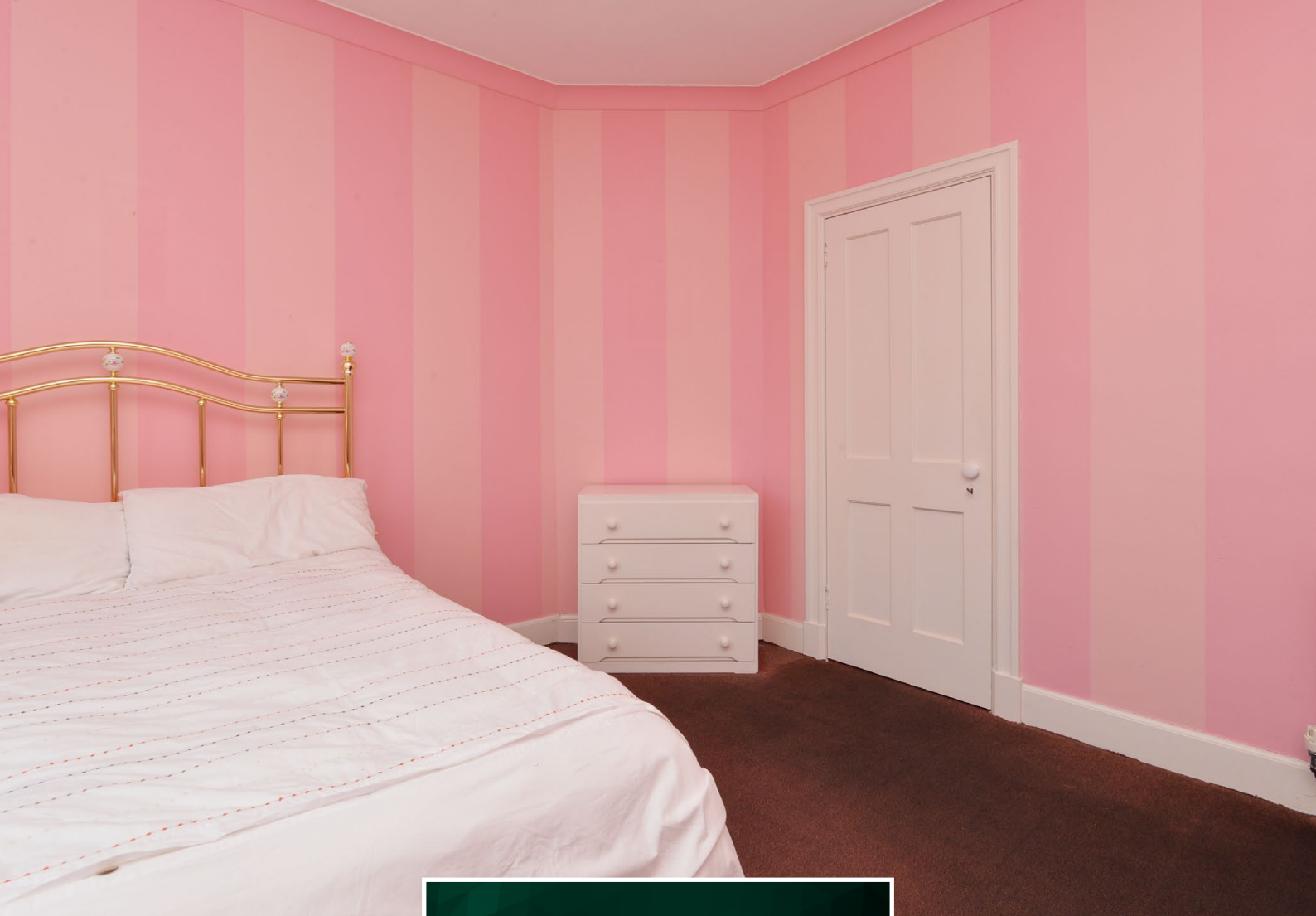
The breakfasting kitchen is adjacent to the bathroom and enjoys a good range of base and wall-mounted units that give plenty of prep and storage space. Gas hob and electric oven are integrated, and space is provided for further free-standing appliances. The kitchen also has plenty of floor space for a table and chairs. A large utility room comes off the kitchen and gives additional work-surface space and laundry facilities.



The master bedroom overlooks the rear garden and benefits from plenty of floor space for full suite of bedroom furniture, integrated storage, and an en-suite shower room. A further well-proportioned double bedroom, which includes integrated storage, also overlooks the rear garden.

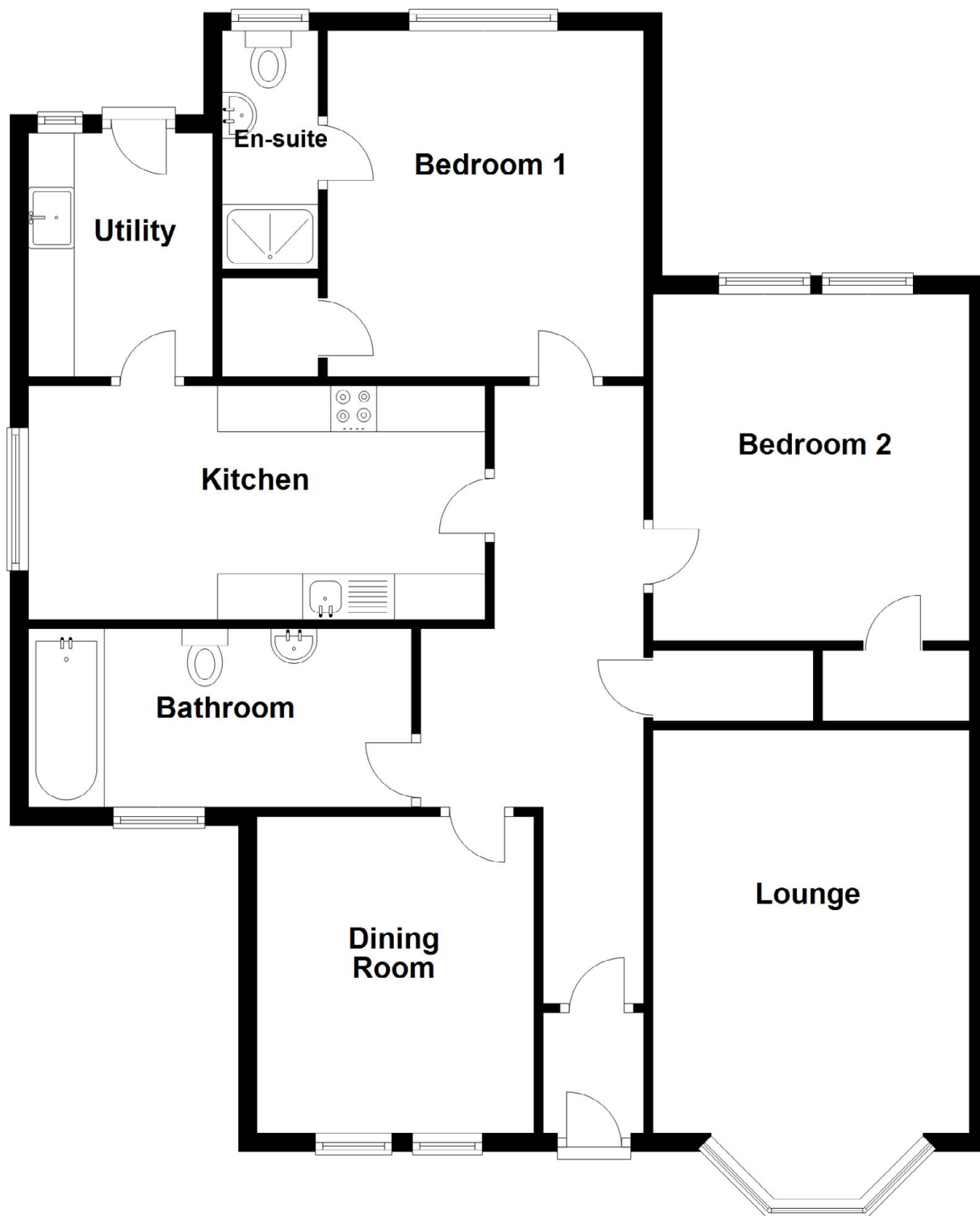






Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	5.54m (18'2") x 3.45m (11'4")	En-suite	2.59m (8'6") x 1.05m (3'5")
Kitchen	4.98m (16'4") x 2.55m (8'4")	Bedroom 2	3.78m (12'5") x 3.69m (12'1")
Dining Room	3.45m (11'4") x 3.02m (9'11")		
Bathroom	4.17m (13'8") x 1.94m (6'5")	Gross internal floor area (m ²): 100m ²	
Utility	2.65m (8'9") x 2.01m (6'7")	EPC Rating: D	
Bedroom 1	3.77m (12'4") x 3.64m (11'11")	Buyer's Premium Value: £8000	



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Externally, the property boasts a private front garden, predominately laid to lawn, which is shielded from the street by a mature hedge. To one side there is a long mono-bloc driveway that can comfortably hold two cars. The driveway leads to a large, detached garage. The rear garden is a real joy and offers plenty of space for an extension to the house. The garden is predominately laid to lawn.

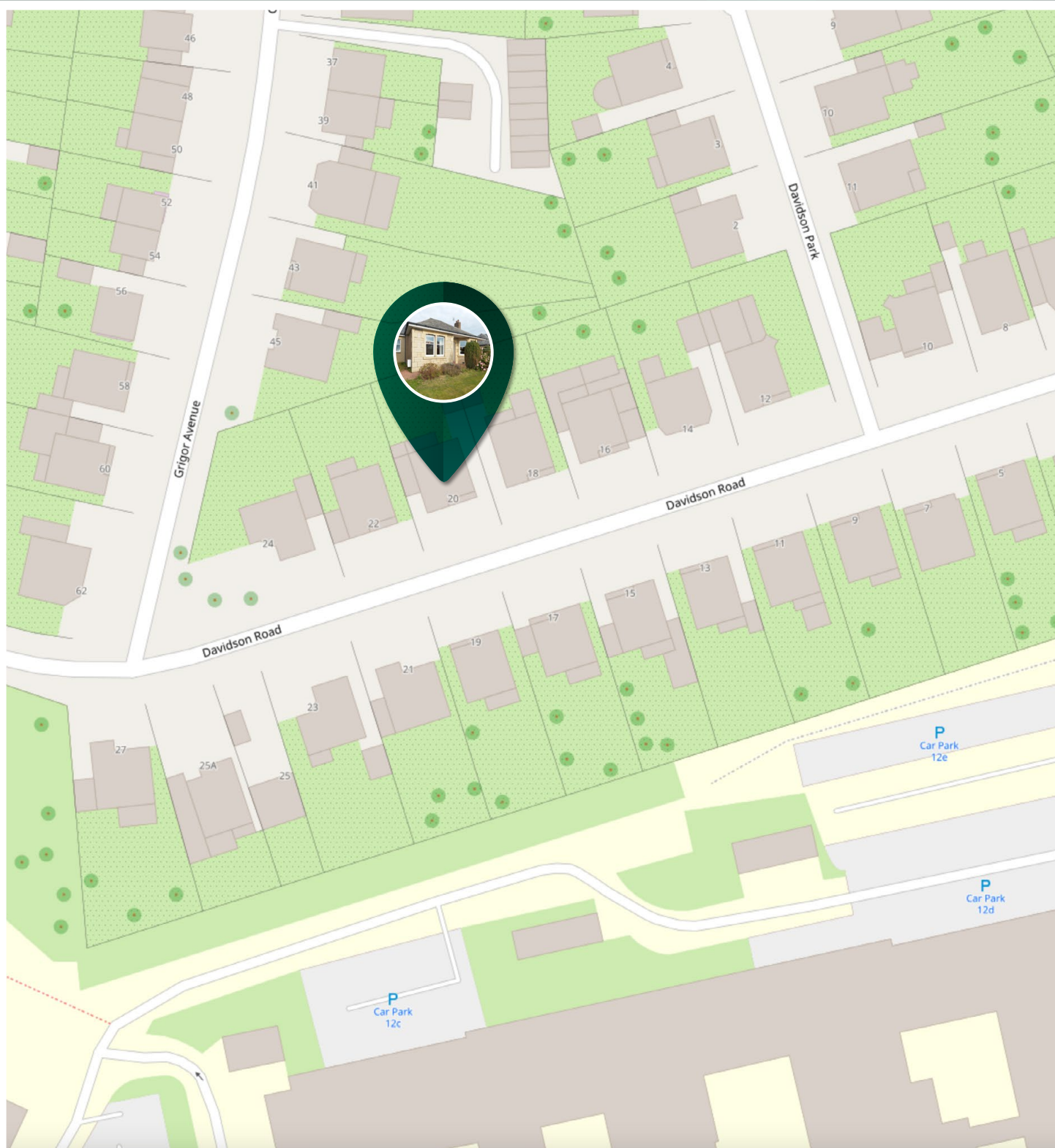




Craigmyle is a desirable residential area located close to Edinburgh's West End and the city centre. There is local shopping throughout, whilst supermarkets can be found on Ferry Road, Comely Bank and Craigmyle Retail Park.

Nearby Stockbridge also provides a range of quality independent retailers including butchers, fishmongers, cafes, restaurants, and bars. There are highly-regarded schools in the vicinity in both state and private sectors, including Fettes College, Stewarts Melville College, The Edinburgh Academy, St George's, Mary Erskine's, and Flora Stevenson schools.

Leisure opportunities nearby include walks along the Water of Leith, Inverleith Park, The Royal Botanic Gardens, and Murrayfield and Ravelston golf courses. Sports centres within walking distance include the Village Gym and Westwoods. Regular bus services are available from Crewe Road South.



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