




McEwan Fraser Legal

Solicitors & Estate Agents

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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 lovely one bedroom, ground floor, main door flat to the market. Occupying a great position in the middle of Davidson Mains, the property is presented in good internal order and would make an excellent starter flat or sound buy to let investment.

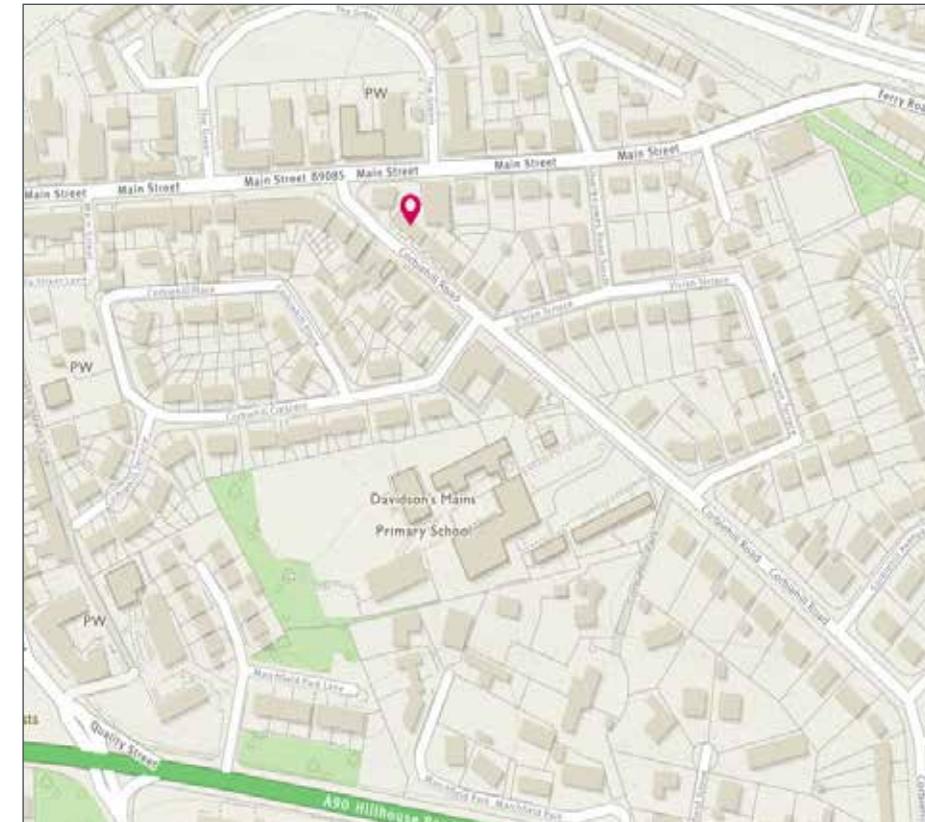
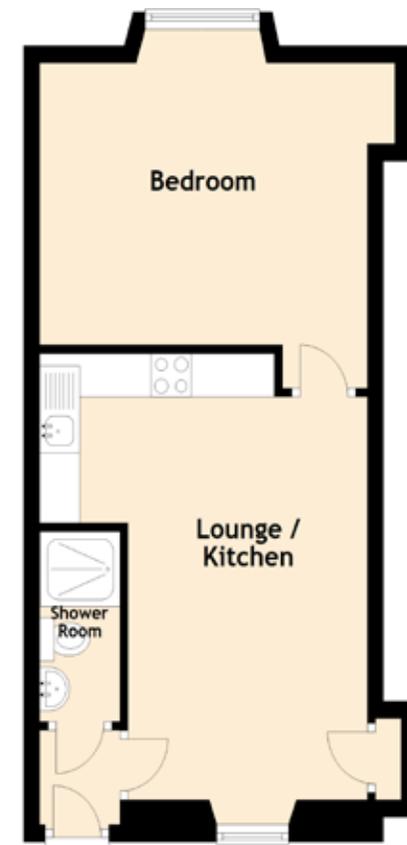
Accommodation is focused towards an open plan kitchen reception which can comfortably accommodate a large sofa and supporting furniture. The kitchen comprises a good range of base and wall mounted units which offer excellent prep and storage space. A well proportioned double bedroom sits directly behind the kitchen/reception and overlooks the large communal rear garden. There is also a small garden space to the front of the property. The accommodation is completed by a modern shower room.

For extra warmth and comfort, the property includes gas central heating and double glazing.





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge / Kitchen	5.05m (16'7") x 4.11m (13'6")
Bedroom	4.11m (13'6") x 3.64m (11'11")
Shower Room	2.19m (7'2") x 1.01m (3'4")

Gross internal floor area (m²): 33m² | EPC Rating: C



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