



## Davidson's Mains

49/1 THE GREEN, DAVIDSON'S MAINS, EDINBURGH EH4 5AE

Beautifully presented three bedroom lower villa with a small private garden to the front, set in a popular village, close to all amenities, excellent schools and with easy transport links to the city centre and beyond.

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## Description

Wilson Ward is delighted to present to the market this beautifully presented lower villa set in the heart of the desirable village of Davidson's Mains. The accommodation comprises of:

- a welcoming hallway that leads to all rooms with the exception of the kitchen
- a light and spacious lounge/dining room boasts useful cupboards, a display recess and a feature fire surround
- a beautiful modern kitchen is accessed from the lounge/dining room. It has a window to the rear affording an abundance of natural light
- three attractive bedrooms, two of which have fitted storage and the largest room also has a feature fire surround
- a stunning bathroom with a modern three-piece white suite that has a shower over the bath with shower screen, extensive wall and floor tiling and a chrome heated towel rail
- Gas central heating has been installed, together with double glazing.

There is a small area of private garden ground to the front and access to a communal drying green.

Early viewing is highly recommended to fully appreciate the quality of the accommodation on offer.

## Location

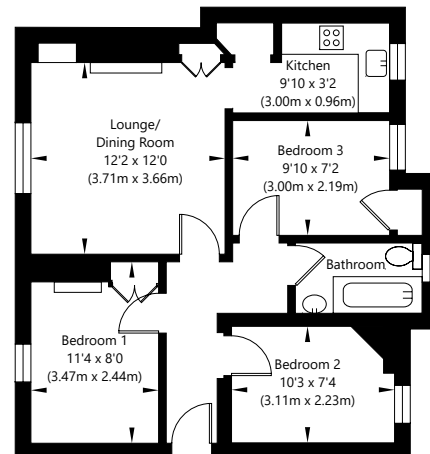
The Green is situated in the much sought after village of Davidson's Mains, a popular and peaceful residential area which lies a few miles to the North West of Edinburgh city centre. Davidson's Mains enjoys an abundance of amenities, there is a Post Office, health centre, dentist, Tesco, Boots, opticians, charity shops, hairdressers, take-away food options and a Costa as well as local cafes and bars. More extensive shopping can be found at the easily accessible Craighleith Retail Park where there is a Marks and Spencer, Sainsburys, TK Maxx, Homebase, Currys, Lidl and more. The renowned Gyle Shopping centre and Hermiston Gate are also a short drive away for even more choice. Outdoor recreational facilities are plentiful in the area. Davidson's Mains Park, Cramond foreshore with walks and cycle paths along the River Almond, Corstorphine hill woods and Lauriston castle provide beautiful leafy open spaces and tranquil strolls. There are also a number of golf courses, The Burgess, Murrayfield, Ravelstone, Silverknowes and Bruntsfield Links all within easy reach. There is a good choice of indoor health clubs for sport and fitness a short distance away and Murrayfield Rugby Stadium and Murrayfield Ice Rink are 3 miles away. Transport links to Davidson's mains are excellent. Regular bus services provide easy access to the city centre and surrounding areas and beyond. Edinburgh city centre, offering vast shopping and entertainment options, is reached in under 20 minutes by bus. The city bypass is easily reached by car providing links to the main motorway networks, Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing. Schooling is plentiful in the area. Catchment schools are Davidson's Mains Primary and the Royal High School. Private schooling nearby includes Erskine Stewart's Melville schools, Cargilfield Preparatory school and St Georges school for girls.

### Extras

The blinds, light fittings, hob, oven, extractor hood and fridge freezer are included in the sale.

Viewing: By appointment with Agents: Tel: 0131 467 7550

Ground Floor  
Approx. Internal Area 54.33 Sq M / 585 Sq Ft.  
Not to scale. For identification only.  
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