

OFFERS OVER £375,000

19 Davidson Road
Edinburgh, EH4 2PE

drummondmiller
Solicitors & Estate Agents



- Spacious 2-Bedroom detached bungalow with large private gardens & driveway
- Generous living room, separate dining room and kitchen
- Large attic offering excellent additional space and potential
- Beautifully maintained private gardens to the front and rear

Description

Drummond Miller is delighted to present this spacious two-bedroom detached house, offering an exciting development opportunity in the desirable residential area of Craigleith.

The property is entered via a welcoming hallway, which provides access to the principal accommodation and includes useful storage. The generous living room is bright and well proportioned, while the adjoining kitchen offers a practical base for future upgrading. A separate dining room provides additional flexible living space.

There are two well-proportioned double bedrooms, both offering good potential for modernisation, together with a bathroom. The property also benefits from an abundance of storage space, while the large attic provides particularly useful additional space and offers further scope for a buyer seeking to enhance the accommodation, subject to any necessary consents.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from beautifully maintained sunny private gardens to the front and rear, with a particularly large rear garden. There is also a private driveway providing off-street parking.

Location

Craigleith is a desirable residential area situated to the north-west of Edinburgh city centre, with excellent local amenities and easy access to the West End and Stockbridge. Craigleith Retail Park is close by, while Inverleith Park, the Royal Botanic Gardens and Corstorphine Hill provide nearby green spaces.

The area is particularly convenient for those working at the Western General Hospital or Police Scotland at Fettes, with excellent bus services providing access to the city centre. Haymarket railway station, the City Bypass and M8 are also easily accessible, providing links to Edinburgh International Airport, the Queensferry Crossing and the central motorway network. Excellent schooling is available within both the state and private sectors.

Council Tax and EPC

Council Tax band F and has a E-rated Energy Performance Certificate.

Home Report

The property has been valued at £400,000 and a link to the Home Report is available from the ESPC website.

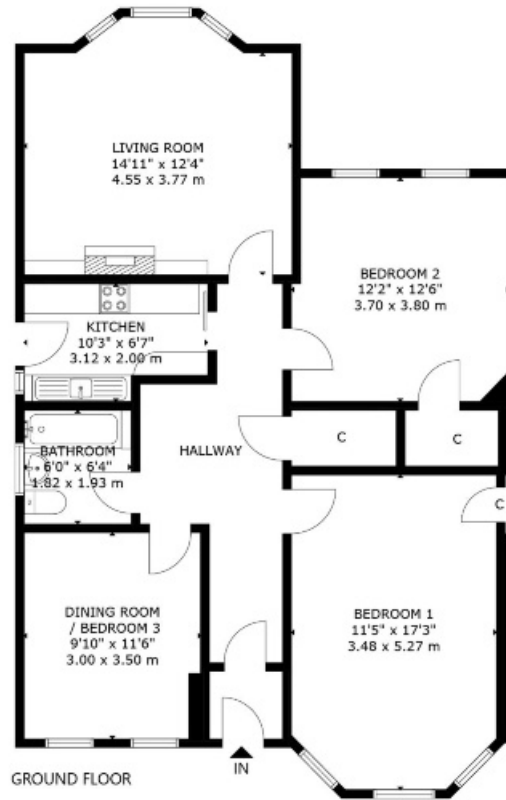
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





19 DAVIDSON ROAD, EDINBURGH, EH4 2PE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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