

51 Main Street
Davidsons Mains, EH4 5BZ

Deans
Solicitors & Estate Agents LLP





MAIN DOOR UPPER VILLA

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating
- Free On-Street Parking
- EPC Rating - D



Situated within the highly desirable location of Davidson Mains is this charming, light and airy main door upper villa forming part of a traditional stone-built building. There are a variety of amenities to be found on the doorstep with further specialised shopping available at Craigleith Retail Park. The City Centre and Western General Hospital are both within easy reach by way of a good public transport service. The property would make an ideal purchase for the young professionals and comprises; entrance hallway with walk-in storage cupboard, lovely sitting room with twin recessed windows and working shutters, modern well laid out kitchen, two delightful double bedrooms and shower room. Further benefits include free on-street parking within the area and gas central heating. Included in the sale are all fitted floor coverings, oven, hob, hood, washing machine, tumble dryer, dishwasher and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided. Please note, an image has been virtually staged for illustrative purposes. CGI furniture has been digitally added to demonstrate the potential layout and use of the space. The image is a digital representation intended to illustrate the room's potential.





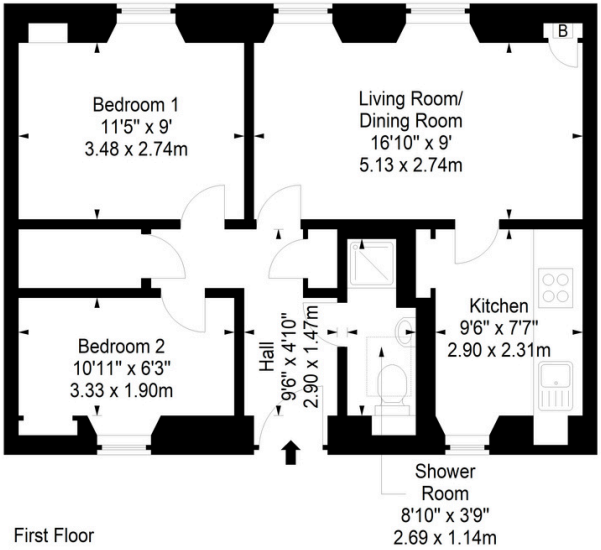


Main Street,
Davidsons Mains,
Edinburgh,
Midlothian, EH4 5BZ

N

SquareFoot

Approx. Gross Internal Area
581 Sq Ft - 53.97 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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