

ELP Arbuthnott McClanachan
solicitors & estate agents

42/1 CORBIEHILL ROAD

Davidson Mains, Edinburgh, EH4 5AS

One bedroom, upper flat

Set in popular Davidson's Mains location

Situated in the heart of the popular Davidson’s Mains area of Edinburgh, this one-bedroom upper flat offers an exciting opportunity for buyers looking to undertake a complete renovation project and create a home to their own taste and specification. Offering well-proportioned accommodation and excellent local amenities within easy walking distance, the property being sold as seen, presents an ideal project for first-time buyers, investors or those seeking a refurbishment opportunity. The accommodation is accessed via a shared entrance stair serving just one other flat and comprises a hallway with generous storage. The living room is positioned to the front of the property and benefits from two windows, both incorporating window seats with useful storage beneath. The kitchen is fitted with a selection of wall and base units, a sink and a window providing natural light. The double bedroom is situated to the rear and includes a built-in wardrobe, rear-facing window and a useful alcove with cupboard storage. Completing the accommodation is a bathroom fitted with a bath, WC and wash hand basin, together with a window. Externally, the property benefits from access to a shared rear garden and a garden shed. On-street parking is available. Overall, this is an excellent opportunity to acquire a well-located property with considerable potential.

Key Features

Shared entrance stair
Hallway
Living room
Kitchen
Double bedroom
Bathroom
Storage heating
Double glazing
Shared rear garden
On-street parking









Davidsons Mains

Davidson's Mains is a desirable residential area, with a convenient west-of-city location, just off the A90, and features a range of excellent local shops, including a Tesco Metro supermarket, post office, and chemist, along with a health centre and dentist. Craigleith Retail Park is situated close by, with a Sainsbury's superstore, Marks & Spencer and Boots, whilst The Gyle Shopping Centre offers further extensive high street shopping. With fine walks and open spaces at Cramond shore, Lauriston Castle and Corstorphine Hill, there are also private and public golf courses in the vicinity, a local bowling club, and the swimming pool and fitness centre at Ainslie Park. Catchment for schools includes the very well-regarded Davidsons Mains Primary and Royal High School. The area is also catered for by regular bus services.

Extras

All fitted floor coverings, light fittings, shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

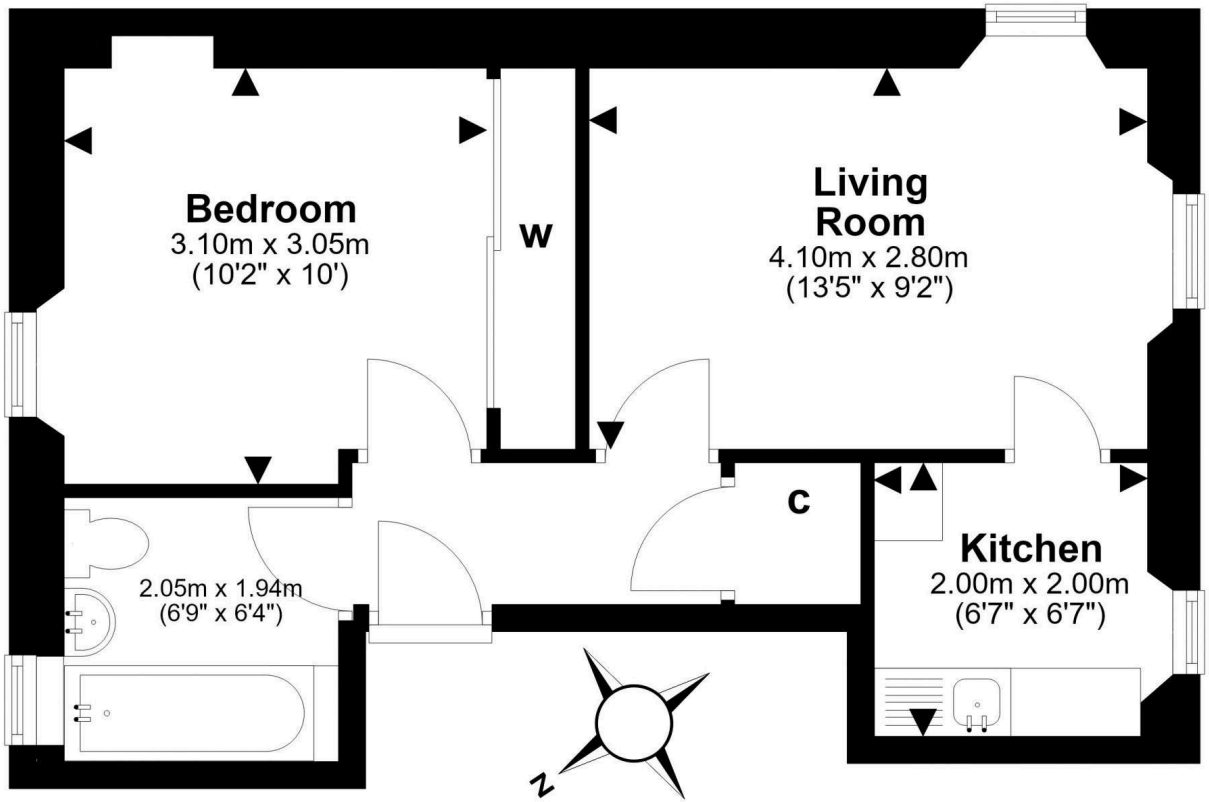
£110,000

EPC Rating

E

Tenure

Freehold



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.





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