



# 21

**21 DAVIDSON ROAD  
CRAIGLEITH  
EDINBURGH**

This well presented detached bungalow occupies a generous level plot within a peaceful and sought after residential district that is situated within easy reach of the City Centre.

Entrance vestibule, dining hall, lounge, 'John Lewis' fitted kitchen, three double bedrooms and large bathroom.

Gas central heating and double glazing. Enclosed mature gardens, mono block driveway and garage.

**Offers Over £330,000**



#### GENERAL DESCRIPTION

This traditionally built detached bungalow occupies a generous level plot within a peaceful and sought after residential district that is situated within easy reach of the City Centre. The accommodation is well presented throughout and offers further development potential within its large attic space, subject of course to the relevant consents being obtained. The internal layout comprises: an entrance vestibule with door through to the dining hall which provides access to all rooms. The lounge has windows and glass door overlooking and leading out onto the rear garden. The kitchen has window and door to the rear garden and was refitted in recent years by 'John Lewis' with a number of integrated appliances included in the sale price. All three bedrooms are doubles and finally the large bathroom features a modern white suite with window to the side. The bungalow's specification includes gas central heating, all windows are double glazed and there is a burglar alarm system. Externally there are generous sized garden grounds to both the front and rear. The front garden incorporates a mono block driveway which leads to the property's garage.

#### SITUATION

The property is located within the much sought after residential area of the City, lying just North West of the City Centre. Whilst the City Centre is therefore readily accessible by bus or car, the surrounding area is one of exceptionally high amenity. The very widest range of shopping facilities can be found virtually on the doorstep within the Craighleith Retail Park, as well as all the usual banking and medical services within a few minutes in nearby Comely Bank and Stockbridge. The property is well located to schools catering for all age groups. Leisure options are plentiful. Golf courses, Inverleith Park, the Royal Botanic Gardens, the Ainslie Park Leisure Centre and a number of fine restaurants, hostellers etc are but a few of the choices available. For those who require to travel out of the City, the Bypass, Edinburgh International Airport and the motorway network are all readily accessible.





#### ACCOMMODATION

(All Sizes Approximate)

#### ENTRANCE VESTIBULE

The property is gained via a timber door with fixed window to the side. Further glass door leads through to the dining hall.

#### DINING HALL

**13'3" x 10'4" 4.05m x 3.13m**

This broad dining hall with coving and polished floorboards has doors off to all rooms, storage cupboard off and hatch with fixed Ramsey Ladder leading to the attic. The attic may be suitable for conversion into further living space subject to the necessary consents. Ample space for table and chairs.

#### LOUNGE

**15'10" x 10'10" 4.84m x 3.28m**

This attractive room has large corner window and glass door overlooking and leading out on to the rear garden. The room displays polished floorboards, shelved cupboard, coving and feature fireplace with inset living flame gas fire.

#### KITCHEN

**12'0" x 7'0" 3.65m x 2.11m**

This stylish room has window and door overlooking and leading onto the rear garden. The room features 'John Lewis' kitchen units with worktop, sink and matching splash back. Included in the sale price and incorporated into the design will be the stainless steel gas hob, extractor hood, fan assisted oven, fridge freezer, washing machine and dishwasher.

#### BEDROOM 1

**12'10" x 12'0" 3.92m x 3.66m**

This double bedroom has rear facing window overlooking the garden. Displays coving, polished floorboards and built-in wardrobe.

#### BEDROOM 2

**13'6" x 11'4" 4.11m x 3.47m**

This double bedroom is set to the front with corner window overlooking the garden. The room features coving and feature fireplace with open shelving and cupboard to the side.

#### BEDROOM 3

**12'0" x 11'0" 3.66m x 3.34m**

This double bedroom has window to the front of the property overlooking the garden and displays coving and polished floorboards.

#### BATHROOM

**8'1" x 7'3" 2.46m x 2.20m**

This large fully tiled room has two side facing windows and features a modern white three piece suite comprising WC, wash hand basin and corner bath with electric shower over.

#### HEATING

The property has a system of gas central heating.

#### DOUBLE GLAZING

The property is double glazed.



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Schematic Diagram only - Not to scale

#### ALARM

The property is fitted with a burglar alarm.

#### GARDENS

To the front of the property the garden area displays lawn section with mono block driveway providing off street parking for a number of vehicles and leads to the garage. The enclosed rear south facing garden features lawn, patio and planted areas. The garden shed is included in the sale price. Features external lighting and water tap.

#### GARAGE

To the side of the property there is a single garage with metal up and over door with window and door to the rear.

#### ENTRY

By Arrangement.

#### VIEWING

Thursday 7-8pm, Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

#### PRICE

Offers Over £330,000.

#### NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

