

# 81 Newton Church Road Danderhall, EH22 1LX

OFFERS OVER £130,000



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- Spacious 1960's 3 bed first floor flat
- Living room and dining room/kitchen
- Separate fitted kitchen
- 3 double bedrooms
- Bathroom with separate shower and bath
- Double glazing and gas central heating
- Minutes away from Royal Infirmary and Shawfair
- Popular location on City Centre boundary line
- Private back garden space
- EPC C

### Description

This spacious and rarely available 1960s first floor flat offers a flexible layout over 86 sqm, providing ample in-built storage and excellent potential for upgrades. The property features a bright, front-facing living room, a fitted kitchen, a bathroom with both a bath and shower, and three generously sized double bedrooms. Ideal for those looking to personalize a classic home with modern touches.





### Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

### Gardens and Parking

The property benefits from a private back garden and on street parking.

### Location

The expanded village of Danderhall is located on the A68 right on the boundary of Edinburgh and only a mile south of the Royal Infirmary. It is a well established community which has proved popular with commuters due to excellent bus services and its close proximity to Shawfair Park-and-Ride and the City Bypass. The centre of Edinburgh is only 4 miles away and major retail parks are conveniently located at nearby Fort Kinnaird and Straiton.

### Extras

Fitted carpets, floor coverings, light fittings and white good are included in the sale.

### Council Tax and Energy Performance Certificate

The property is in band C and has an C rated EPC.

### Mortgage Valuation

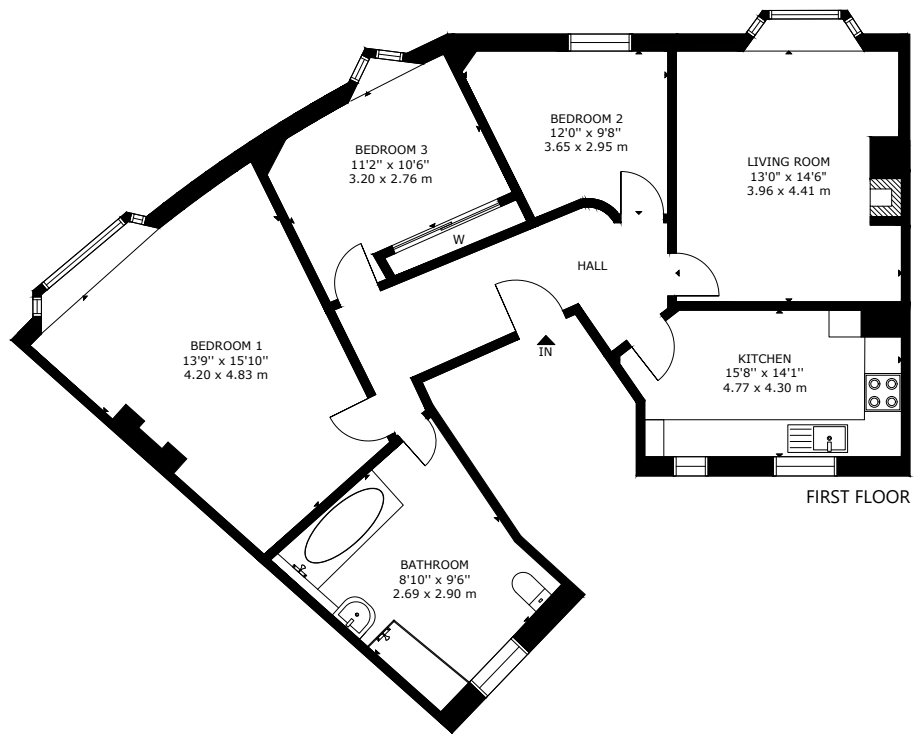
The mortgage valuation is £140,000 and the link to the Home Report is available from the ESPC website.

### Viewing

To view telephone Agents 0131 229 3399 or 0759 58 20611.







FIRST FLOOR

81 NEWTON CHURCH ROAD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,024 SQ FT / 95 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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