

OFFERS OVER £180,000

54 Campview Crescent
Danderhall, EH22 1PX

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- Spacious 3 bed terraced house
- Bright living room leading to dining room
- Separate fitted kitchen with door to back garden
- Shower room
- Gas central heating and double glazing
- Private front and back garden space with ample on street parking
- EPC C

Description

This three-bedroom terraced home offers spacious accommodation and fantastic potential, making it an excellent choice for families.

The ground floor features a bright living room which flows into the dining area, creating a welcoming space for both everyday living and entertaining. A separate fitted kitchen provides direct access to the rear garden. Upstairs, there are three well-proportioned double bedrooms, all benefiting from ample storage, along with a shower room.

While the home would benefit from general upgrading and modernisation, it presents an exciting opportunity to create a stylish and comfortable residence tailored to your own taste.





Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

Gardens and parking

The property benefits from private front and back garden space. There is ample on street parking available.

Location

Danderhall is a popular residential village in Midlothian, just a few miles from Edinburgh city centre. Well served by local amenities including a modern Community Hub with library and café, a primary school, medical centre and convenience shopping, it offers everything needed for day-to-day living. Excellent transport links provide quick and easy access into Edinburgh and beyond via regular bus services and the City Bypass. With a welcoming community feel, nearby green spaces and a convenient location, Danderhall is an ideal base for families and commuters alike.

Extras

Carpets, flooring and cooker are included in the sale price.

Valuation

The property has been valued by surveyors at £190,000 and the home report is available via the ESPC website.

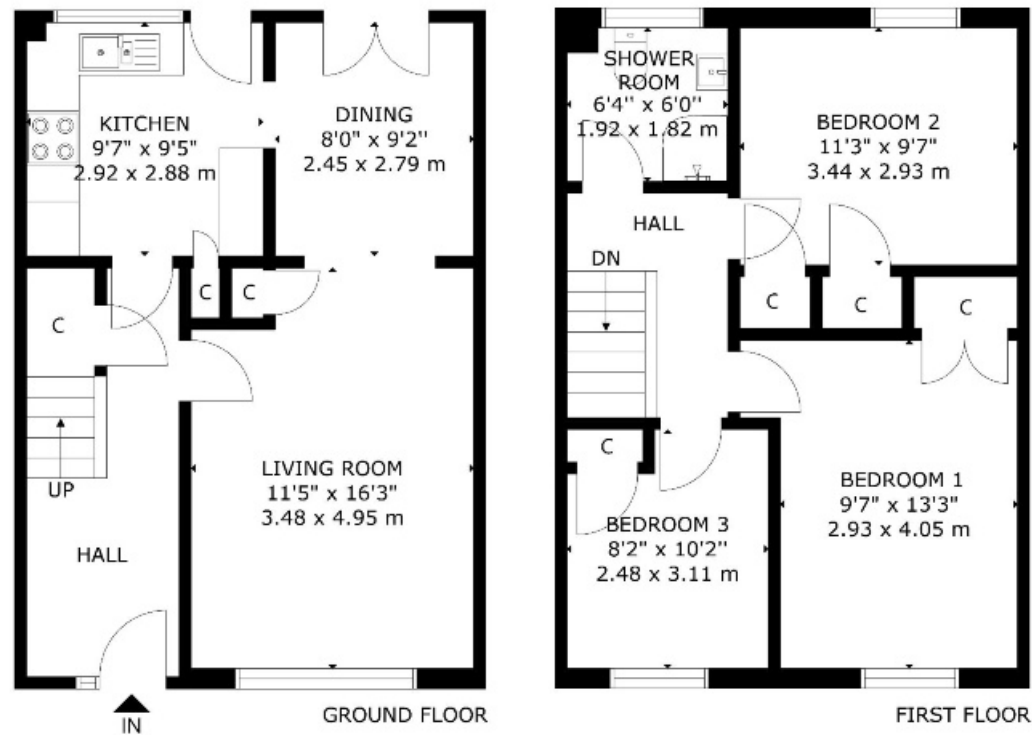
Council Tax and EPC

The property lies in Council Tax C and has an EPC C rating.

Viewing

To view telephone agents on 0131 229 3399.





54 CAMPVIEW CRESCENT, EH22 1PX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 953 SQ FT / 89 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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