



Deans Properties

Deans Solicitors and Estate Agents LLP



**129 Edmonstone Road
DANDERHALL, EH22 1QX**



DETACHED HOUSE

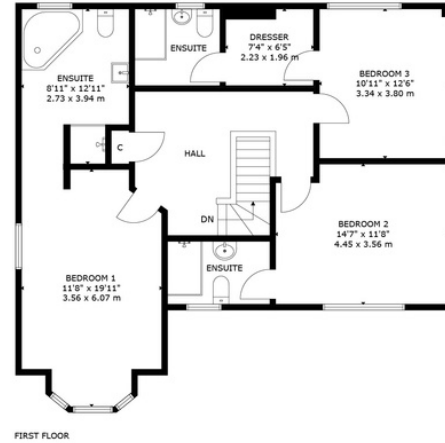
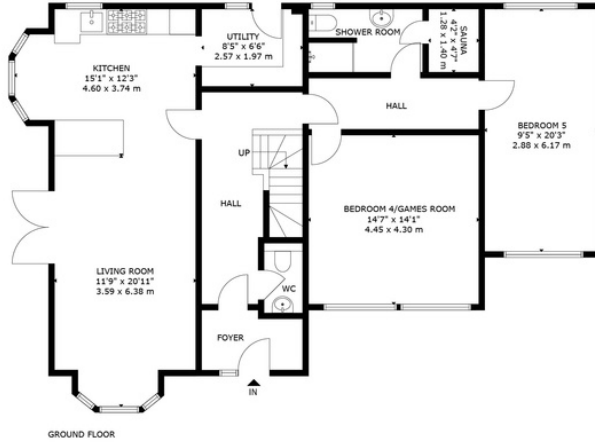
- Living Room/Kitchen
- Utility Room
- Sauna
- Four Double Bedrooms (3 with En-Suites)
- Further Double Bedroom/Games Room
- Shower Room
- Private Gardens
- On Street Parking
- DG & GCH
- EPC Rating - C



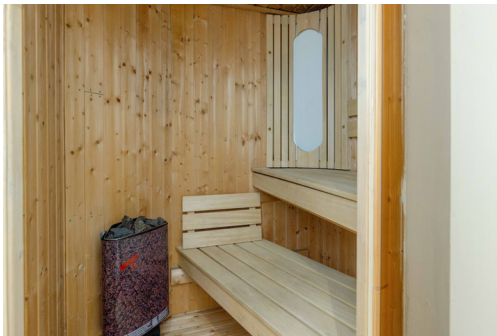
Viewing is recommended of this wonderful, modern Detached family house offering a great HMO opportunity. The property is located in Danderhall, five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. The property has been finished to a high standard throughout with accommodation on the ground floor comprising, welcoming entrance hallway, fantastic open plan living room/kitchen with spacious breakfast bar. Patio doors open to the side of the property. A separate utility room is accessed from the kitchen. There are also two double bedrooms, with one of the bedrooms currently being used as a games room, shower room and sauna. On the first floor there are three further double bedrooms all benefiting from modern en-suites and bedroom three has a separate dressing room off. Further features include garage conversion, private walled front and rear gardens, separate outhouse, on street parking, double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, cooker, hob, hood and dishwasher. The appliances included are sold as seen with no warranty provided. Images included have been virtually staged.







129 EDMONSTONE ROAD, DANDERHALL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,185 SQ FT / 203 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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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0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk