



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**51 Fernwood Drive  
DANDERHALL, EH22 1FS**



## SEMI DETACHED HOUSE

- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating - B





This exceptionally bright and immaculately presented, modern semi detached house 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 accommodation on offer comprises; entrance vestibule, downstairs W.C, bright and airy living room with stairs to the first floor. The kitchen/dining room is fitted with modern units and patio doors give access to the rear garden. On the first floor there are three good sized bedrooms with bedroom two benefitting from built in mirrored wardrobes. There is a modern fitted bathroom with shower over the bath. Further features include gas central heating and double glazing. The property benefits from driveway and private rear gardens. Included in the sale are fitted carpets and floor coverings, blinds, washing machine, fridge freezer, oven, hob, hood, integrated television and garden shed. Other items are available by separate negotiation. The appliances included are sold as seen with no warranty provided.



Fernwood Drive,  
Danderhall,  
Dalkeith,  
Midlothian, EH22 1FS



Approx. Gross Internal Area  
829 Sq Ft - 77.01 Sq M  
For identification only. Not to scale.  
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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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