



8 Dovecot Crescent
Danderhall, EH22 1FY

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Kitchen/Family Room
- Utility Room
- Dining Room
- 5 Bedrooms
- 2 En-Suite Shower Rooms
- Bathroom
- WC Apartment
- Gas Central Heating, Solar Panels & Double Glazing
- Private Gardens to Front & Rear
- Double Garage & Driveway
- EPC Rating - B



Forming part of a select modern development, this stunning executive detached villa is located within the popular and sought after Danderhall area. The property is well placed for easy access to the city, City Bypass, A1 and Shawfair Railway Station. Fort Kinnaird Retail Park is within easy reach. In move-in condition, the stylish interior would make an ideal family home and early viewing is highly recommended. Welcoming entrance hallway with downstairs WC, attractive and well-proportioned bay windowed lounge. It is perfect for entertaining friends & family, the open plan kitchen, utility, dining & family room runs the length of the back of the property and is a standout feature of this home. The contemporary well laid out kitchen/family room with integrated appliances has French doors that open to the south facing rear garden. The 3/4 galleried landing provides access to the large, delightful master bedroom suite with built-in wardrobes and en-suite shower room, four further good sized bedrooms/one with en-suite shower room and lovely family bathroom. There are well maintained private gardens to the front with a large, fully enclosed south facing rear garden with paved patio area, double garage and mono-block driveway. Further benefits include gas central heating, solar panels and double glazing. Included in the sale are fitted carpets, floor coverings, fitted blinds, cooker, oven, hob, hood, fridge, freezer, dishwasher and garden shed. All appliances are sold as seen with no warranty provided.

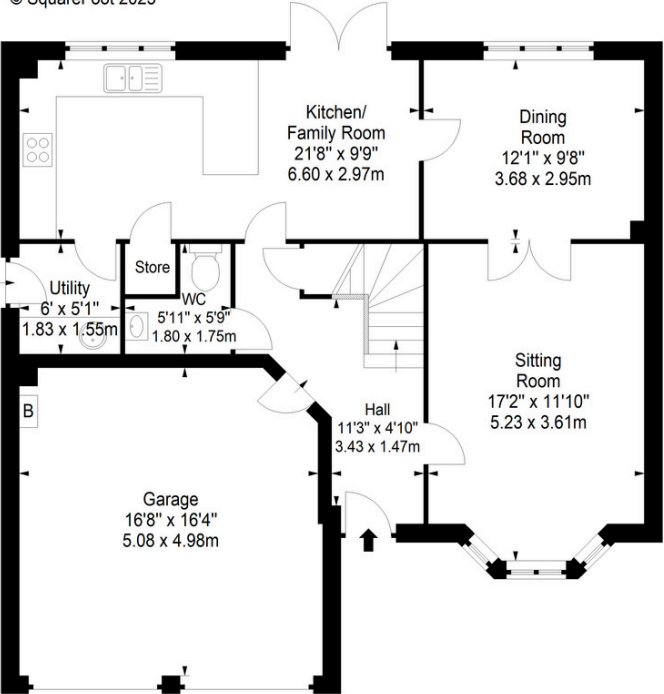




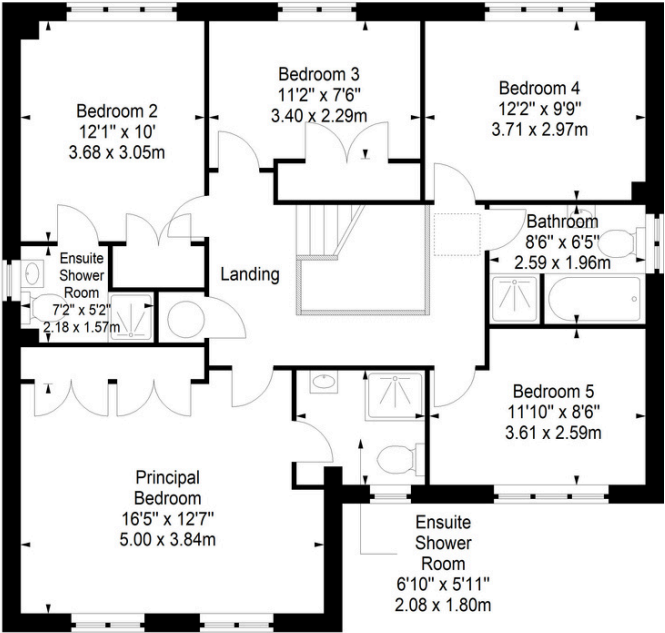
**Dovecot Crescent,
Danderhall,
Dalkeith, EH22 1FY**



Approx. Gross Internal Area
1993 Sq Ft - 185.15 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



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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