



2



1

90 Arthur View Crescent

Danderhall, Dalkeith, EH22 1NQ



JOHNSON LEGAL
SOLICITORS



Set away from the road behind a public green, this two-bedroom mid-terrace house has a delightful location in the village of Danderhall. It offers easy access to the surrounding countryside and a short 20-minute car drive to Edinburgh city centre – ideal for anyone seeking a relaxed pace of life with convenience. The home itself benefits from bright and airy rooms, and includes a large living and dining area and a well-appointed kitchen. It also features a fully-enclosed rear garden which is laid with paving for relaxing and dining in the sun.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

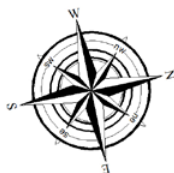
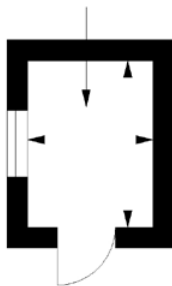
- A well-presented mid-terrace house
- Situated in the village of Danderhall
- Naturally-lit entrance hall
- Spacious, dual-aspect living/dining room
- Galley-style kitchen with rear garden access
- Two double bedrooms (one with built-in wardrobes)
- Bright three-piece shower room
- Low-maintenance front and rear gardens
- Unrestricted on-street parking bays
- Gas central heating and double glazing
- EPC - C



Floorplan

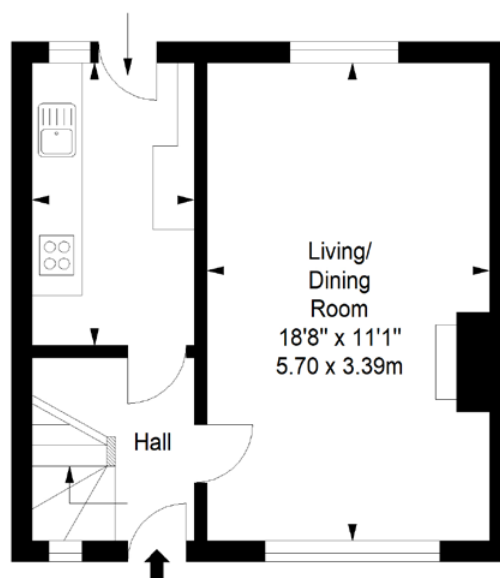
Shed
Approx. 3.0 sq. metres (32.3 sq. feet)

Shed
6'7" x 4'11"
2.00 x 1.50m



Ground Floor
Approx. 31.6 sq. metres (340.2 sq. feet)

Kitchen
10'11" x 6'5"
3.33 x 1.96m

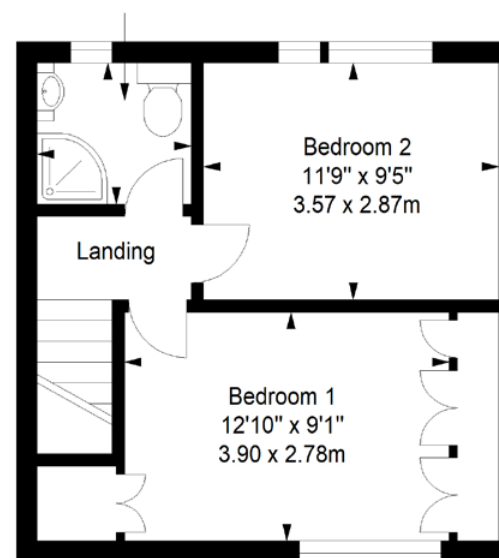


Living/
Dining
Room
18'8" x 11'1"
5.70 x 3.39m

Hall

First Floor
Approx. 31.6 sq. metres (340.2 sq. feet)

Shower Room
6'1" x 5'7"
1.86 x 1.71m



Bedroom 2
11'9" x 9'5"
3.57 x 2.87m

Landing

Bedroom 1
12'10" x 9'1"
3.90 x 2.78m

Total area: approx. 63.2 sq. metres (680.4 sq. feet)

1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



JOHNSON LEGAL
SOLICITORS