

**35 Arthur View
Crescent
DALKEITH EH22 1NQ
Offers Over £185,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Two double bedrooms
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Private garden to front and rear
- Free on-street parking

Council Tax Band: C
Tenure: Freehold
Shared Ownership: No



1



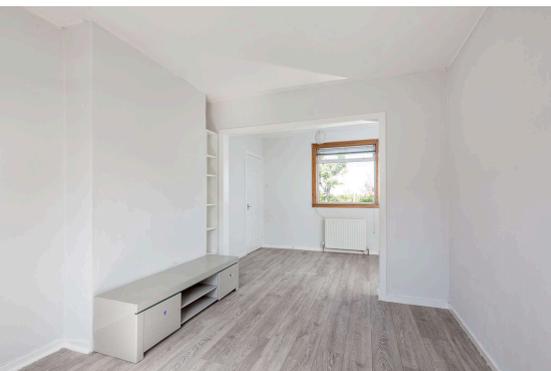
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EPC D



Detached

Blair Cadell are delighted to present to the market this superb semi-detached house in the popular village of Danderhall. Boasting generous living space and excellent local amenities, the property is ideal for a variety of buyers—and early viewing is highly recommended.

The accommodation comprises a bright and spacious living/dining room with dual-aspect windows, flooding the space with natural light—perfect for both relaxing and entertaining. The galley kitchen is well-equipped with a range of wall and floor-mounted units, an electric hob and oven, and offers direct access to the rear garden. There are two generous double bedrooms, with the master benefiting from a built-in storage cupboard. The family bathroom is fitted with a classic three-piece suite and features an electric shower over the bath. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, the property boasts a large rear garden laid to lawn, complete with a useful garden shed, as well as a private front garden. Free on-street parking is readily available.

Danderhall is a highly sought-after village located on the southern outskirts of Edinburgh. Ideally positioned near the Edinburgh Royal Infirmary, the City Bypass, and key road networks, it offers excellent connectivity for commuting to the city centre, Midlothian, and the Borders. The area benefits from a selection of local schools and convenient shops catering to everyday needs. For more extensive retail options, Cameron Toll, Fort Kinnaird, and Straiton Retail Park are all within easy driving distance. Public transport links are also superb, with Sheriffhall Park and Ride just minutes away, along with Shawfair Station on the Borders Railway line—providing fast and convenient access to both Edinburgh and the Scottish Borders.

Viewing by appointment on 0131 337 1800

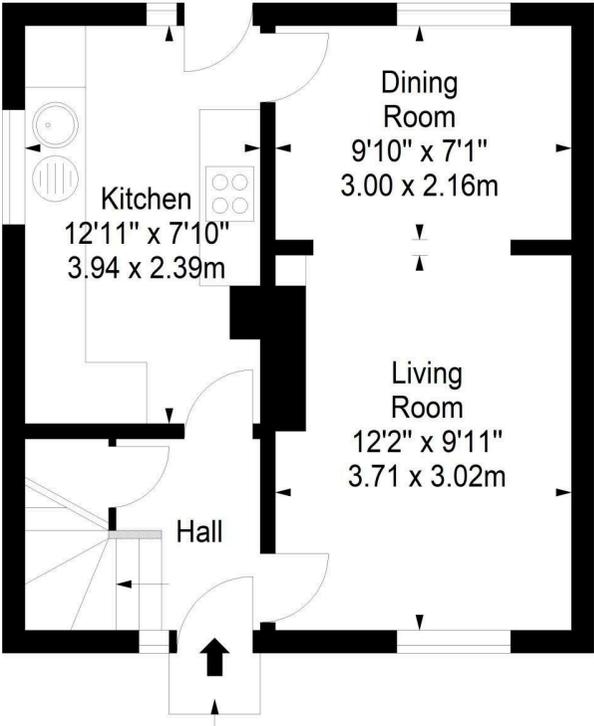
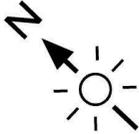




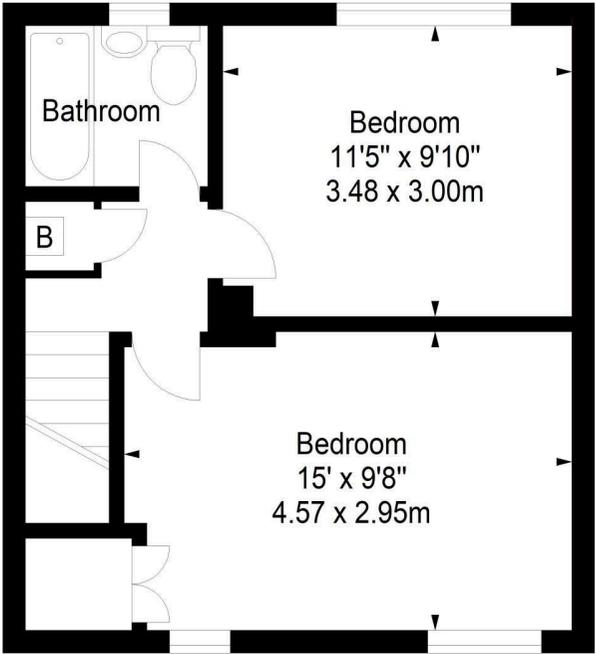
**Arthur View Crescent,
Danderhall,
Dalkeith,
Midlothian, EH22 1NQ**



Approx. Gross Internal Area
712 Sq Ft - 66.15 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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