

A photograph of a two-story brick house with a driveway and a lawn. The house is made of light-colored bricks with dark window frames. There is a small garden with green grass and some shrubs in front. A paved driveway leads to a garage. The sky is clear and blue.

47 Redcroft Street Danderhall Edinburgh EH22 1RB







Attractive detached villa located in Danderhall, a popular town located on the boundary of Edinburgh only a mile beyond the Royal Infirmary and adjacent to open countryside. It is an established community popular with commuters due to its excellent bus services and proximity to the City Bypass.

Within Danderhall are a number of local shops, primary school and sports centre. Edinburgh City Centre is only 4 miles away and major retail parks are conveniently located at nearby Fort Kinnaird and Straiton. The university campus of Queen Margaret's in Musselburgh is also readily accessible. A Co-op, a pharmacy, the Edmonstone Inn, a Chinese Restaurant and the Danderhall Community Hub, Library and Fitness Centre. A new David Lloyd club and spa is located nearby at Shawfair.



Internally the property is in excellent decorative order throughout and benefits from gas central heating (new combi boiler installed 2024) and double glazing. A large attic provides excellent additional storage space. The kitchen appliances are included in the sale together with all fitted carpets, curtains and blinds. Other items may be available through separate negotiation.

A driveway provides off street parking for several cars and leads to a single garage with up and over door, power and light. Private and enclosed garden to front and large fully enclosed garden to rear.

PROPERTY DETAILS

Ground Floor:

- Entrance hallway with under-stair storage cupboard. Carpeted staircase to upper floor.
- Bright and spacious Lounge with a feature fireplace with wooden surround housing gas fire. Patio doors to conservatory.
- Conservatory with open outlook over rear garden. Door to garden.
- Modern fitted Kitchen with matching wall and base units. Integrated four ring gas hob, double oven and extractor hood. Integrated dishwasher. Ample work surfaces with stainless steel sink with drainer and splashback. Under-unit lighting. Door to the side garden. Window to front. The washing machine and fridge / freezer are included in the sale.
- WC located off the hall with two-piece suite comprising wash hand basin and WC. Window to front.

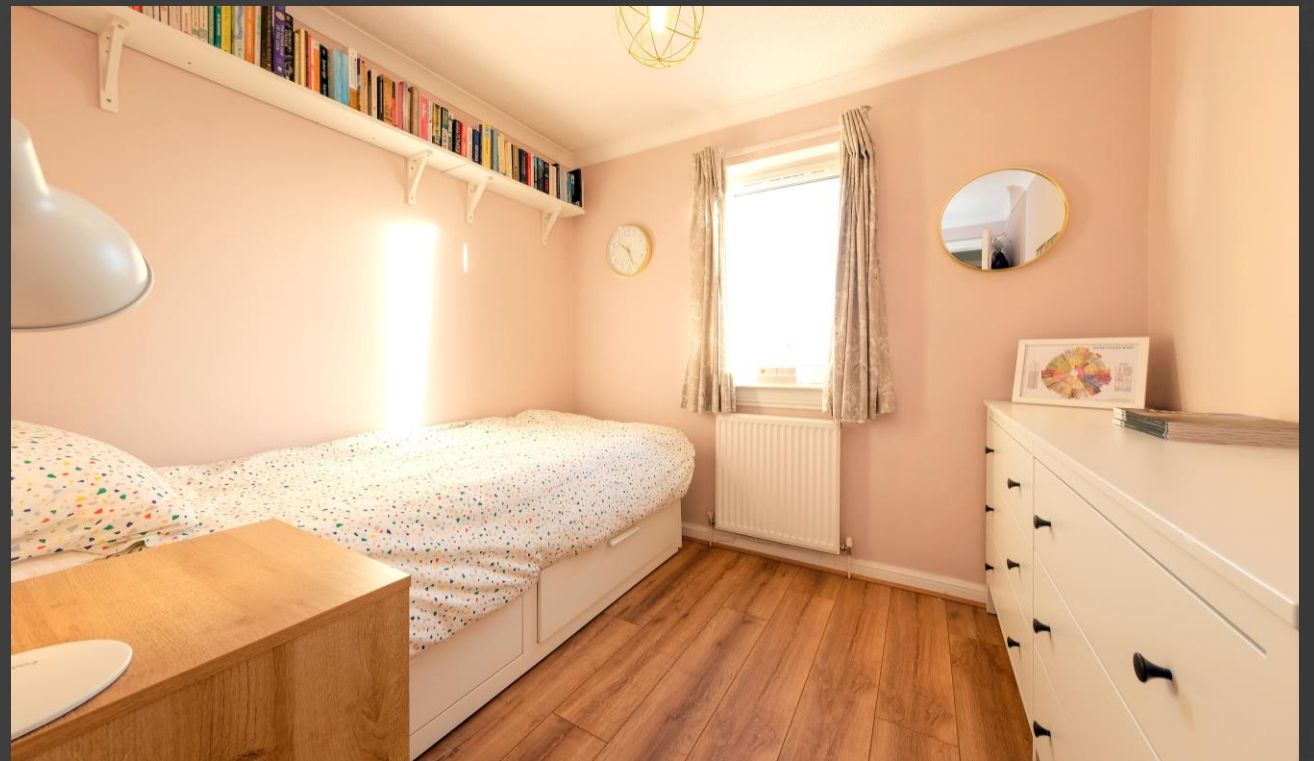
First Floor:

- Landing.
- Spacious Master Bedroom with built in wardrobe and cupboards. Window to front. En Suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Shaver point.
- Second Bedroom with window to rear with open outlook. Shelving.
- Third Bedroom with window to rear again with open outlook. Attic access hatch.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above, wash hand basin and WC. Mirrored bathroom cabinet. Shaver point. Window to side.

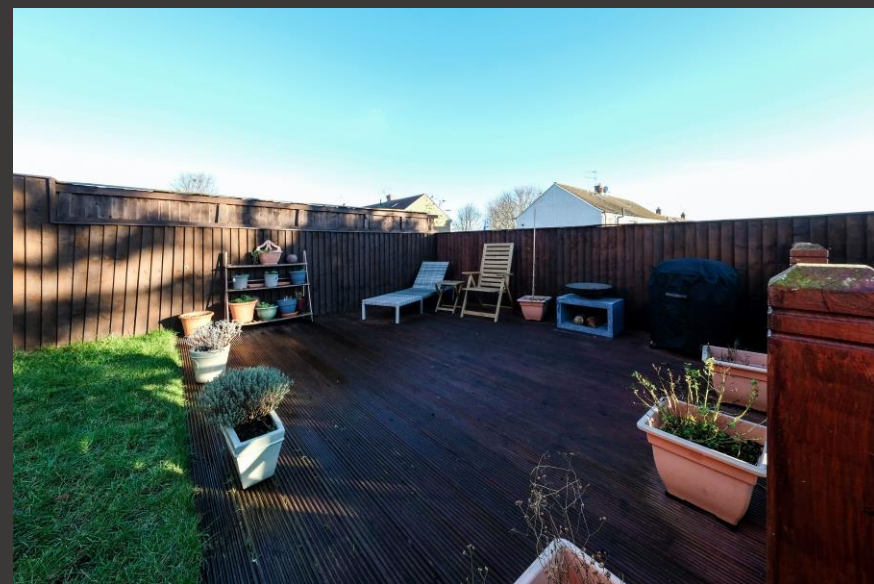


Viewing by appointment, telephone Agents on 0131 524 3800











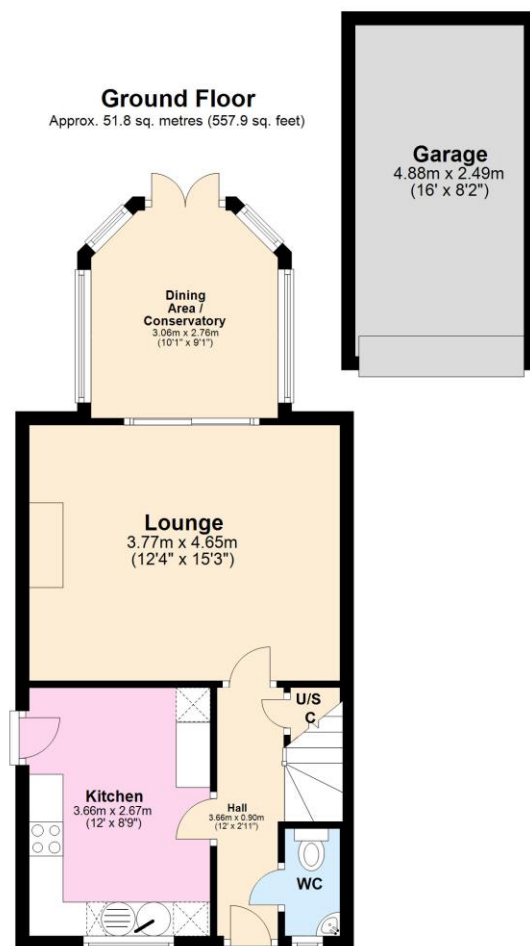
EXTERNAL

A driveway provides off street parking and leads to single garage with up and over door, power and light.

The front garden features lawn and a planted border with established plants and shrubs.

The large rear garden is fully enclosed and features a patio and raised decked area with space for garden furniture and a large lawn. The shed has a power supply and is included in the sale.

- Energy Efficiency Rating - C
- Council Tax Band - E



Photographs & Floorplan by Mike Dooley Photography 07730 560286
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.