










Offers Over

£205,000

18 Smithy Green Avenue

Danderhall | Midlothian | EH22 1LR

A fantastic opportunity has arisen to purchase this extended, two bedroom semi-detached home, quietly positioned within the popular Midlothian district of Danderhall. Close to good local amenities and excellent commuting links, the property will undoubtedly have a wide appeal in the market and viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  2 shower rooms
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - C



Description

Laid out over two levels, the downstairs accommodation briefly comprises of hall with understairs storage cupboard, bright and spacious lounge/dining room, kitchen with a range of wall and base units, twin windows and a door to the side, and a wet room. Moving upstairs, there are two double bedrooms, one of which has a built in wardrobe and a shower room. There is also a fully floored attic accessed via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.

This property has been subject to some virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included in the sale along with the electric oven and hob, and washing machine.

Gardens and Garage

A paved front garden and path welcomes you to the property and there is a rear garden mainly laid to lawn. There is a detached single garage and a driveway providing off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





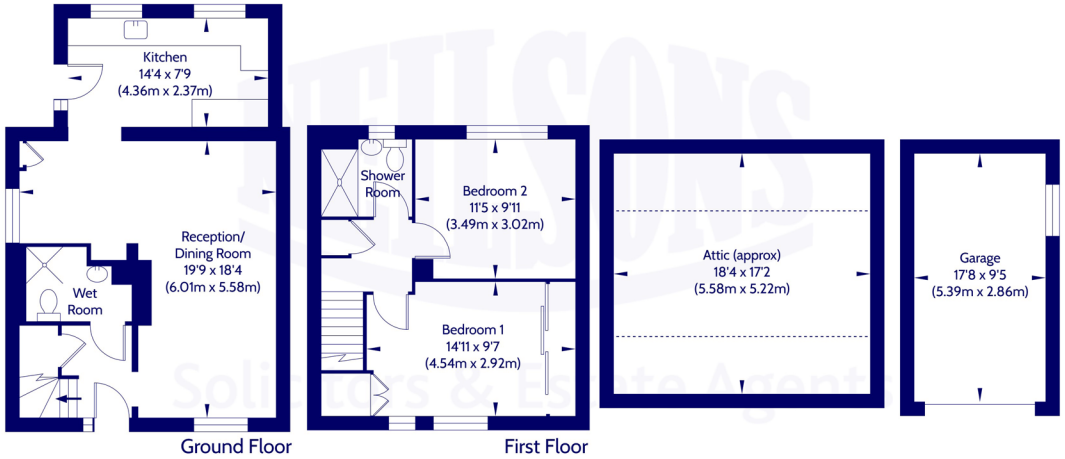
Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. The area is ideal for the commuter with excellent transport links on hand including the A1 and A7 together with the City of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. Regular bus services serve many parts of the city including the City Centre and Shawfair Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.





Approx. Gross Internal Floor Area 78.13 Sq M / 841 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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