



Solicitors & Estate Agents










Offers Over

**£440,000**

# 1 Dovecot Crescent

Danderhall | Edinburgh | EH22 1FY

This most impressive, generously proportioned executive detached villa with attractive private gardens, driveway with EV charger and double garage, forms part of a select modern development in the popular village of Danderhall, lying on the periphery of Edinburgh/Midlothian and within easy reach of excellent amenities, reputable schooling and commuting links.

-  5 Bedrooms
-  2 Public rooms
-  3 Bathrooms & WC apartment
-  Private gardens
-  Driveway & Double garage
-  EPC Rating – C
-  Council Tax Band – F



## Description

The property offers excellent flexible family accommodation throughout with great potential for a garage conversion, subject to the relevant permissions being obtained. Enjoying a light and bright interior throughout, this delightful home is offered to the market in move-in condition and shall undoubtedly appeal to many. The welcoming hallway has a carpeted staircase leading to the upper landing and benefits from storage facilities. The well appointed bay-windowed sittingroom with further window to side, provides excellent natural light and opens to the sizeable rear facing dining kitchen with French doors leading to the garden. The fully integrated kitchen has ample wall and base units with complementary worktops incorporating the built-in gas hob, electric oven and hood with integrated dishwasher and fridge freezer. A useful utility room can be found off the kitchen with further storage facilities, integrated washing machine and additional access door to the garden. A two piece WC apartment is conveniently positioned on the ground floor, off the utility room. The upstairs landing has additional storage provisions including an extensively floored and insulated attic with power, accessed via Ramsay ladders. The principal, front-facing bedroom benefits from a dressing room with window together with an en-suite shower room. Double bedroom 2 is fitted with double built-in wardrobes and again enjoys the benefit of an en-suite shower room with mains shower. There are two further double bedrooms and a single bedroom/home office. Lastly the family bathroom comprises of a white three piece suite. Further benefits include gas central heating, double glazing and solar panels.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, integrated fridge freezer, dishwasher and washing machine. It should be noted that the kids' play structure within the garden shall be included in the sale if desired.

## Gardens, driveway & garage

The property is set of a corner plot with private gardens to the front, side and rear. The two car driveway is fitted with an EV charger and the double garage is an excellent space, fitted with power & light.

## Factors

Hacking & Patterson are the Factoring Agents for the development to which a fee of £100 per annum is payable for the upkeep of the communal garden grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

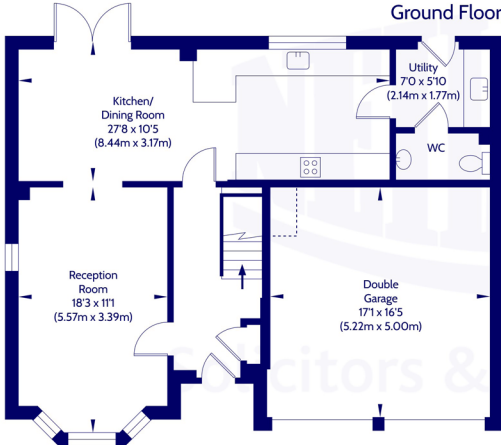
The property is situated within an established modern development within the thriving village of Danderhall, lying on the periphery of Edinburgh with excellent amenities serving everyday needs including reputable schooling and the newly opened David Lloyd Leisure Centre. The area is ideal for the commuter with excellent transport links on hand including the A1, 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 and Edinburgh Royal Infirmary is within easy reach of the property, providing an ideal base for staff.



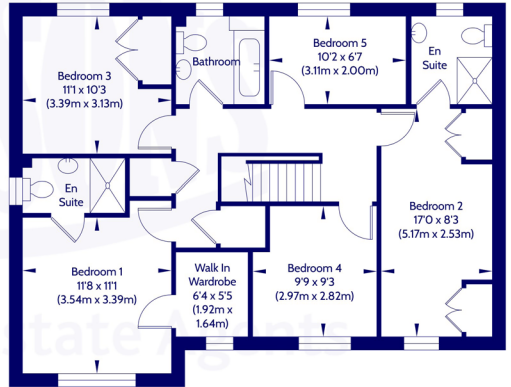


Approx. Gross Internal Floor Area 142.32 Sq M / 1532 Sq Ft.

Ground Floor



First Floor



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.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

