



Solicitors & Estate Agents



19 Backdean Road

Danderhall | Dalkeith | EH22 1RE

This beautifully presented and spacious two-bedroom terraced home is located within a highly sought-after modern residential development in Danderhall, on the outskirts of Edinburgh. Offering a peaceful setting with excellent connectivity, the property is close to a range of local amenities, including the Royal Infirmary Hospital, shops, and transport links. Carefully upgraded and meticulously maintained by the current owners, this stylish home is presented in true walk-in condition, making it an ideal choice for first-time buyers, professional couples, or young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Resident Parking
-  Private Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is entered via a welcoming hallway, which leads seamlessly to all principal rooms and provides a practical sense of space. At the rear, the bright and airy reception room features a full-height glazed door opening directly onto the landscaped garden. An open staircase and stylish flooring enhance the contemporary feel, creating a versatile space for both everyday living and entertaining. The modern kitchen is fitted with sleek white wall and base units, complemented by tiled splash zones and ample workspace. It offers a practical and functional environment for cooking, with room for appliances and storage. The principal bedroom is a generous double, complete with triple built-in wardrobes and additional storage, providing both comfort and convenience. The secondary bedroom, located to the front of the property, is a compact double with laminate flooring, suitable as a bedroom, home office, or flexible living space. A stylish and fully tiled bathroom completes the accommodation, featuring a contemporary white three-piece suite with a thermostatic shower and chrome towel rail, offering both practicality and modern elegance.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the home benefits from a landscaped rear garden with a two level decking area directly accessed from the reception room, leading onto a low-maintenance artificial lawn. A private walkway to the front of the property adds to the sense of privacy. Residents and visitors can also enjoy dedicated parking within the development.

Viewing

Please contact Neilsons on 0131 625 2222.





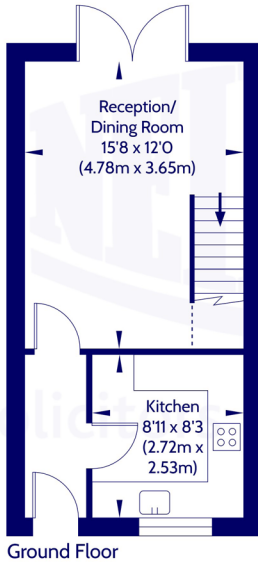
Location

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, 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. The property is also a short drive to Shawfair train station. 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.

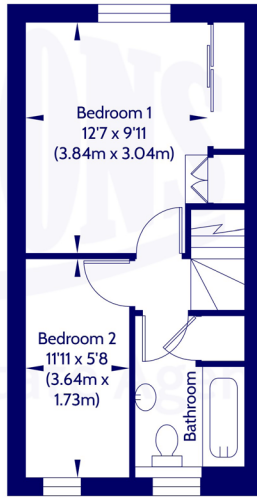




Approx. Gross Internal Floor Area 55.37 Sq M / 596 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

