



Offers Over  
**£200,000**

## 26 Kaimes View

Danderhall | Edinburgh | EH22 1QZ

Neilsons are delighted to offer on to the market this well-proportioned terraced villa, quietly tucked away within an established residential development in the popular Midlothian village of Danderhall.

- 3 bedrooms
- 2 public rooms
- 1 shower room
- On-street free parking
- Private front and rear gardens
- EPC rating – D
- Council tax band- D



## Description

With convenient local schooling, a peaceful setting and a flexible living space, the property offers the ideal home for the growing family and those working from home on a regular basis.

The internal accommodation briefly comprises: entrance hallway with stair to the upper level and built-in understairs storage, bright dual facing reception/dining room with a southerly aspect to the front, attractive focal fireplace and coving to ceiling, well equipped kitchen which has been fitted with a good range of base and wall mounted units, complete with contrasting wipe-clean worktops, serving hatch, splash tiling and a variety of appliances, good sized conservatory which would work well as a home work space or additional living space in the warmer months, spacious south facing principal bedroom with excellent built-in storage, two further double bedrooms, both with storage, and shower room with two piece white suite and separate tiled shower enclosure.



## Extras

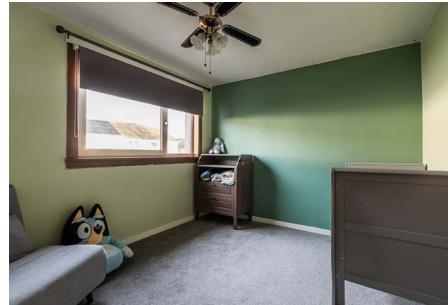
The fridge freezer, cooker, fixtures, floor coverings and all light fittings, bar those in the living room, will be included.

## Gardens and Parking

There is a generous low maintenance, fully enclosed private garden located to the rear of the house. To the front of the property there is a smaller area of private garden together with ample residents parking.

## Viewing

By appointment through Neilsons (0131 625 2222).





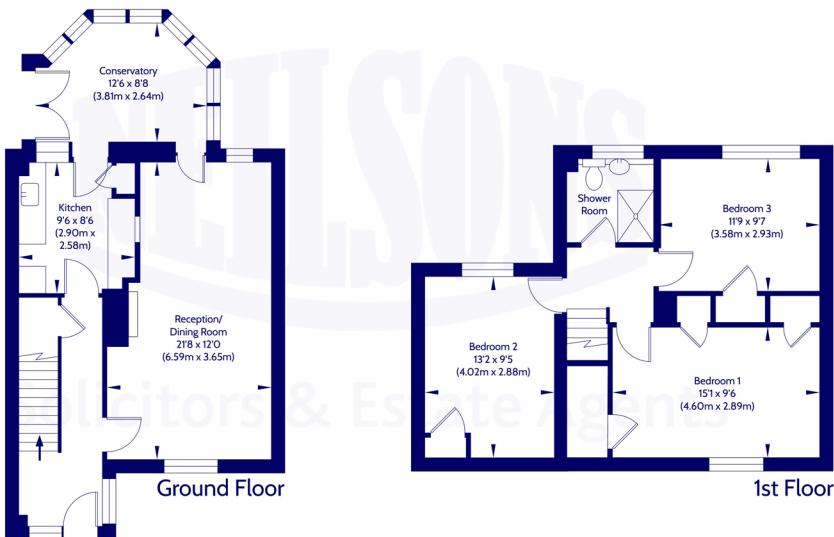
## Location

The property is situated to the southeast of Edinburgh City Centre 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 100 Sq M / 1078 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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