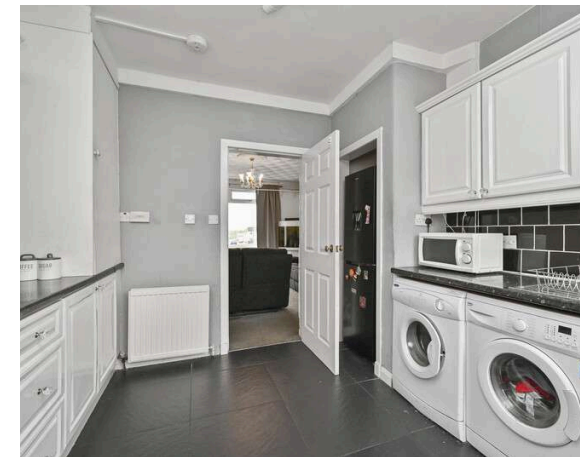




64 Campview, Danderhall, Midlothian, EH22 1QA

www.mcdougallmcqueen.co.uk



Welcome to 64 Campview Danderhall, a bright and spacious three-bedroom lower villa, in the ever expanding and developing area of Danderhall, Midlothian on the outskirts of Edinburgh. McDougall McQueen are delighted to offer to the market this property, which forms part of only four in a block, providing a superb opportunity for first time buyers, professional couples, families, investors, and those looking for ground floor living. The property comes complete with private garden grounds to the front and rear, double glazing, gas central heating, driveway and large detached wooden garage with light and power. Situated close to all amenities with great transport links including an excellent bus service, the Shawfair train station, and being near the Edinburgh city bypass and Edinburgh Royal Infirmary.

- Superb location close to all amenities including Shawfair train station and the Royal Infirmary
- Main door entrance
- Hallway with store cupboard
- Spacious and bright living and dining room with gas fire
- Fitted kitchen with access to the rear garden, open store cupboard, a range of base and wall units, electric hob, oven, extractor, and free-standing white goods
- Bedroom rear facing, with patio doors to the garden and open store cupboard
- Bedroom with open shelved storage and front facing window
- Bedroom three with window to the front and open shelved store cupboard
- Shower room with electric shower with large walk-in shower, wc and sink with vanity unit
- Double glazing and gas central heating
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway for off street parking
- Large detached wooden garage with light and power



Location

Danderhall is a highly popular village ideally placed on the outskirts of Edinburgh's south side. It is positioned near to the Edinburgh Royal Infirmary, the City Bypass and other main road routes making Danderhall an excellent location for commuting to the City Centre, Midlothian, and Border towns. There are good local schools, shops nearby to providing for everyday needs, and an excellent variety of retail outlets at Cameron Toll, Fort Kinnaird, and Straiton Retail Park all of which are just a short drive away. The Sheriffhall Park and Ride station is only a few minutes from the property as is the Borders Rail line Shawfair station, providing excellent quick access to Edinburgh and the Borders.

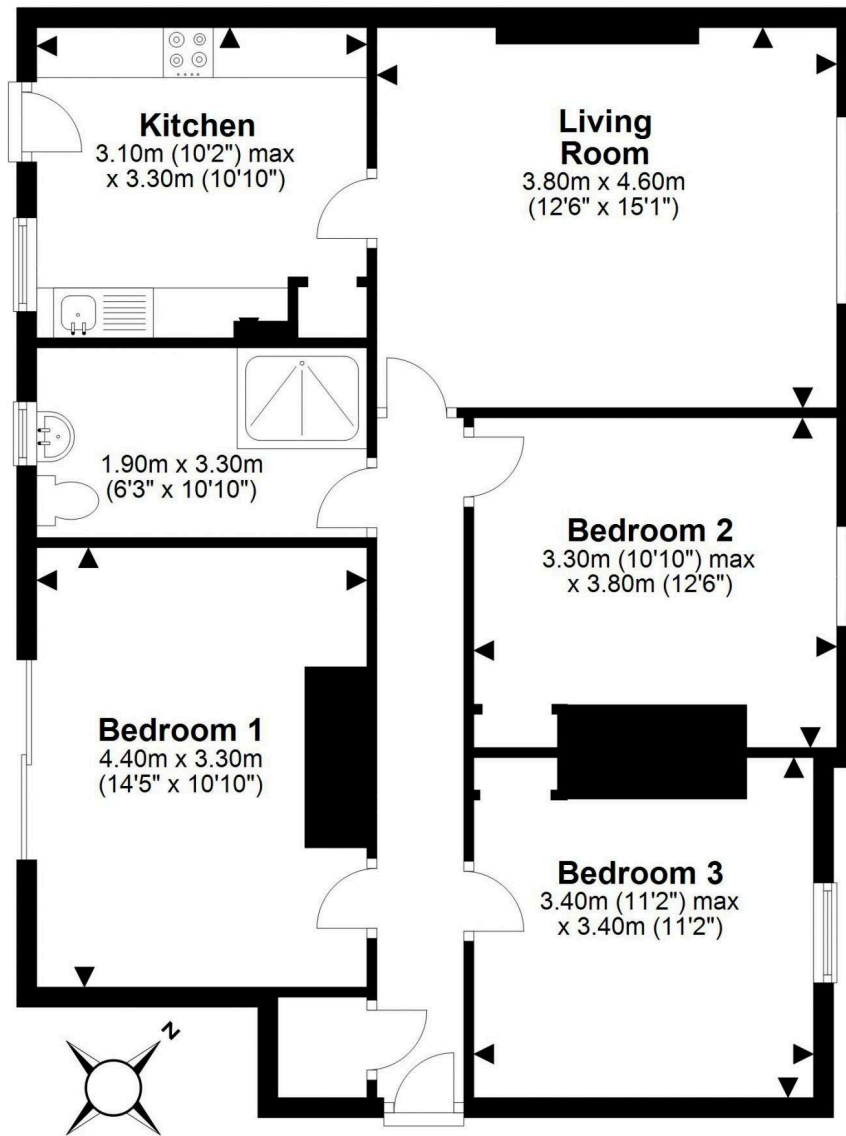
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
PlanUp 2024
Plan produced using PlanUp.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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