

**Mc**  
McDougall McQueen  
**Mc**  
solicitors & estate agents



104 Arthur View Crescent, Dalkeith, Midlothian EH22 1NQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

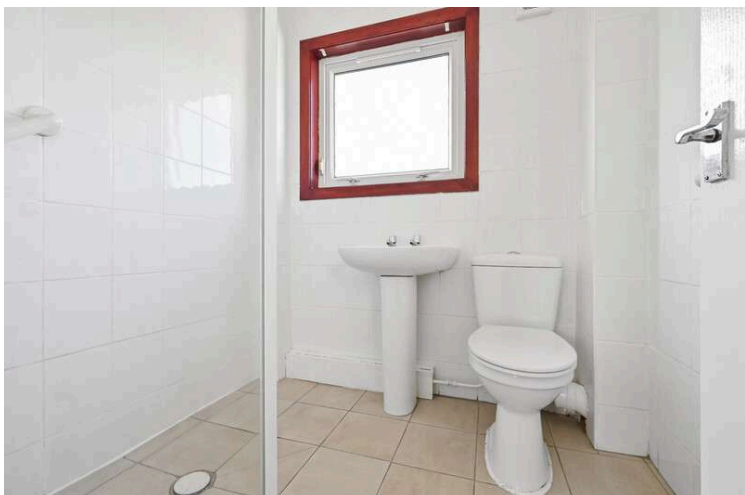




Welcome to 104 Arthur View Crescent, Danderhall, a bright and spacious two-bedroom semi-detached house, in the ever expanding and developing area of Danderhall, Midlothian, on the outskirts of Edinburgh. McDougall McQueen are delighted to offer to market this property, which forms part of popular residential housing area, providing a superb opportunity for first time buyers, professional couples, families, and investors. The property has private garden grounds to the front and rear, double glazing, gas central heating, and Monoblock driveway for off-street parking. 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, this is a great commuter location. Viewing is essential to fully appreciate the accommodation and space on offer, we would therefore suggest that you book your appointment early to avoid disappointment.

- Hallway with under stair store cupboard
- Spacious and bright living and dining room with dual aspect windows, and living flame gas fire with fire surround
- Kitchen with access to the conservatory, a range of base and wall units fitted with an extractor fan
- Dwarf wall conservatory with heating, light, and power
- Upper hallway with side facing window and loft access
- Bedroom one with two front facing windows, built-in store

- cupboard and over stair storage
- Bedroom two with rear facing window
- Family shower room, fully tiled with large walk-in shower (electric), wc and sink
- Double glazing and gas central heating
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Monoblock driveway for off street parking



## 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

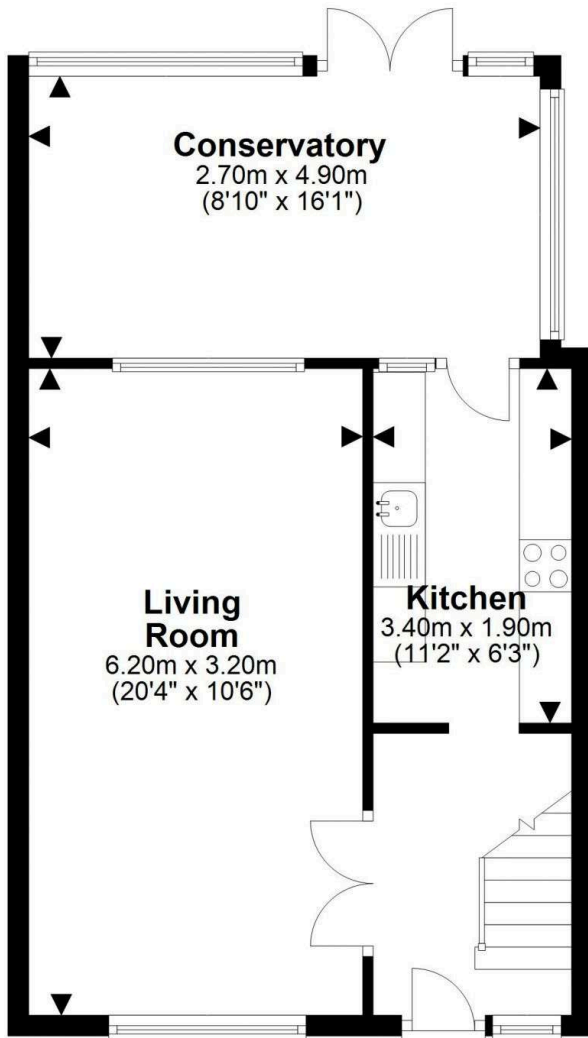
Included in the sale are: Floor coverings, light fittings, blinds where fitted, and any remaining appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

## Price & Viewing

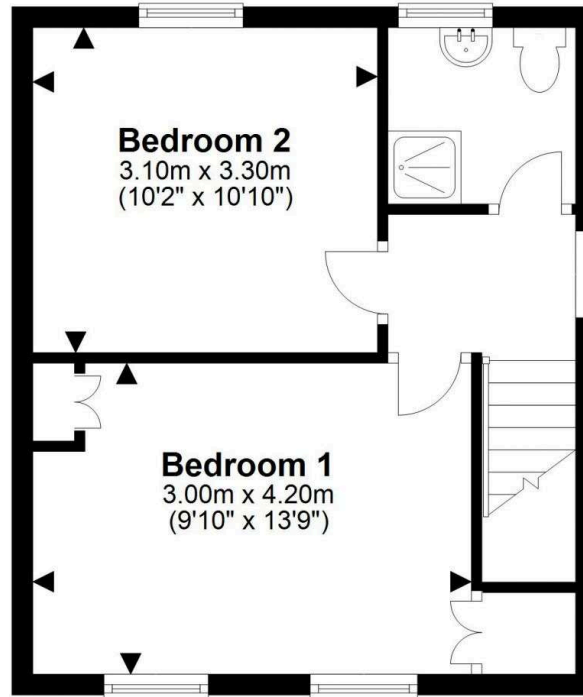
For price and viewing information or further details on this property please contact agent

EPC Band - D





**Ground Floor**



**First Floor**

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.



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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.

