



31 Forthview Crescent, Danderhall

Offers Over **£155,000**



31 Forthview Crescent

Danderhall, Dalkeith

Sean Lyon and RE/MAX Estates Edinburgh are delighted to present this beautifully maintained 2/3 Bedroom Upper Quarter Villa in the sought after area of Danderhall.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- 2/3 Bedroom Upper Quarter Villa
- Bright & Spacious Lounge
- Flexible Layout
- Private South-Facing Rear Garden
- Gas Central Heating & Double Glazing Throughout
- Private Front & Side Garden



Kitchen

12' 10" x 10' 6" (3.90m x 3.20m)

A bright and spacious kitchen offering an excellent range of fitted wall and base units complemented by contrasting worktops and tiled splashbacks. The large rear-facing window allows plenty of natural light to fill the room, creating a warm and welcoming atmosphere. The space easily accommodates a dining table and chairs, ideal for casual family meals. Finished with modern vinyl flooring and neutral décor. Appliances include a freestanding cooker with extractor, washing machine, and ample space for additional white goods. A partially glazed door leads to the hallway.

Dining Room

11' 6" x 10' 6" (3.50m x 3.20m)

A bright and well-proportioned room, currently set up as a formal dining space, featuring a large window overlooking the side of the property that fills the room with natural light. Finished with attractive wood-effect flooring and tasteful neutral décor, the room offers ample space for a dining table and display furniture. A central light fitting with a decorative ceiling rose adds a traditional touch, while a radiator ensures warmth and comfort.

Living Room

14' 3" x 13' 11" (4.35m x 4.25m)

This spacious lounge enjoys an abundance of natural light from its large front-facing window, offering a bright and welcoming atmosphere. The room is finished with soft neutral décor and features a plush fitted carpet underfoot, creating a warm and comfortable setting. A traditional fireplace with marble inset and ornate wooden surround forms an attractive focal point, adding both character and charm. The space benefits from a central ceiling light fitting with decorative rose, complemented by matching wall lights for evening ambience. A radiator ensures year-round comfort.





Bedroom 1

12' 2" x 10' 6" (3.70m x 3.20m)

A bright and comfortable double bedroom, enjoying a peaceful outlook. The room features a large window that allows natural light to fill the space, creating a warm and inviting atmosphere. Tastefully decorated in neutral tones, it includes fitted storage beneath the TV recess, with additional space for freestanding furniture. A central ceiling light and carpet flooring complete the cosy feel, while a radiator ensures comfort throughout the year.

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

A spacious double bedroom, featuring a large window that floods the room with natural light and offers a pleasant open outlook. The room benefits from extensive mirrored fitted wardrobes, providing excellent storage while enhancing the sense of space and light. Finished in neutral décor with carpet flooring and ceiling light fittings, the room offers ample space for additional freestanding furniture. A radiator ensures warmth and comfort, creating an inviting environment suitable as a principal bedroom, guest room, or generous child's bedroom.

Bathroom

11' 2" x 5' 7" (3.40m x 1.70m)

A generously sized family bathroom featuring a four-piece suite comprising a bath, separate shower enclosure, pedestal wash hand basin, and WC. The room is finished with half-height wall tiling and contrasting wall paint above, complemented by wood-effect flooring for a warm, homely feel. A large rear-facing window fills the space with natural light, while the wood-panelled ceiling adds a touch of character. Additional features include chrome fittings, a radiator, and a built-in storage cupboard, providing both practicality and style.





GARDEN

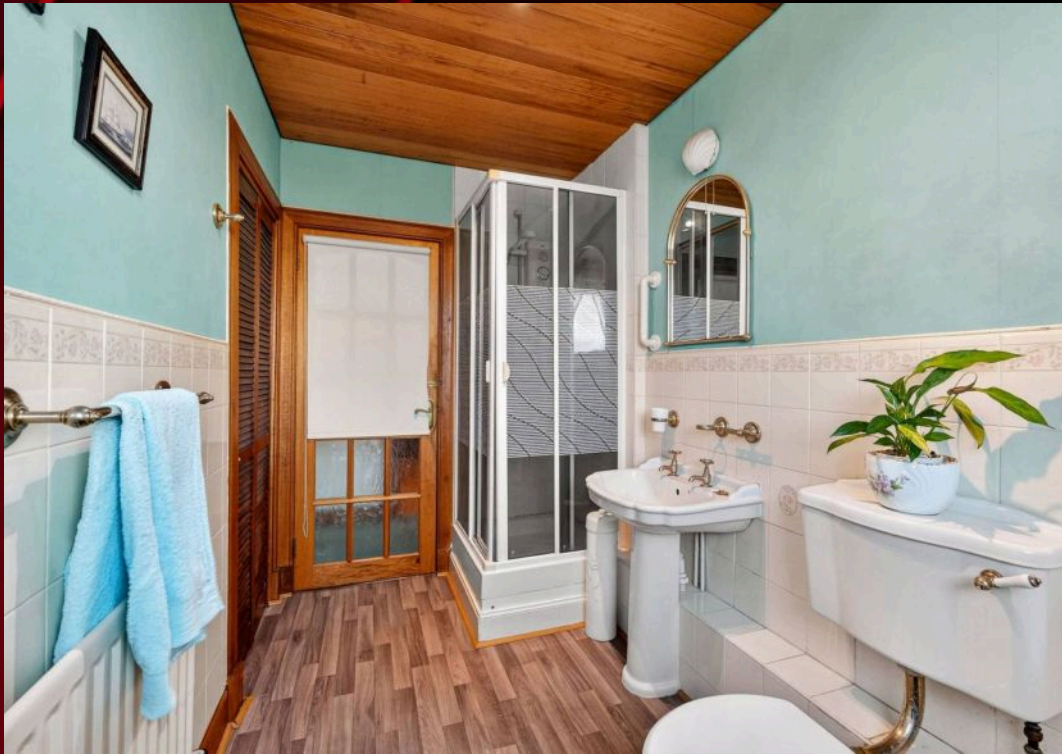
The property enjoys a fully enclosed, south-facing rear garden that captures the sun throughout the day, offering an ideal space for outdoor relaxation and entertaining. A combination of lawn and paved patio areas provides room for seating and dining, while established planting and raised borders add character and colour. The garden benefits from a good degree of privacy, enclosed by timber fencing, making it perfect for families or those who enjoy a peaceful outdoor retreat.

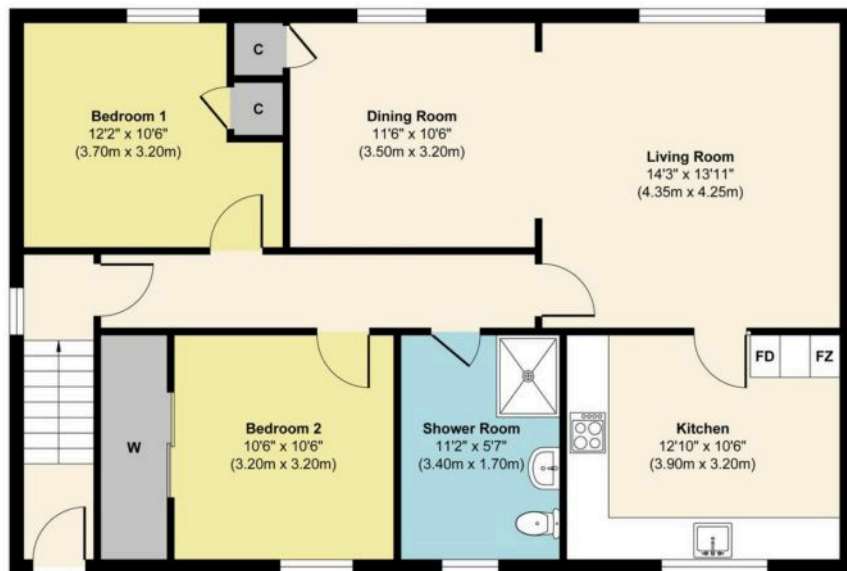
GARDEN

The property also benefits from a well-maintained private front and side garden, offering additional outdoor space with a mix of lawn, decorative stone, and established planting. Raised flower beds and neatly trimmed shrubs add colour and structure, while a paved pathway provides easy access to the entrance. The garden enjoys a pleasant open aspect and offers a welcoming first impression, with ample room for seating or for those who enjoy gardening.

ON STREET

On street parking available for multiple cars.





Floor Plan

Approx. Gross Internal Floor Area 959 sq. ft / 89.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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