



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22 Drum View Avenue

Danderhall, Midlothian, EH22 1NU

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This three-bedroom main-door lower villa is situated within an established residential area of the village of Danderhall and is well-presented with stylish, contemporary interiors. Furthermore, the property benefits from private front and rear gardens and a private driveway, and it is sure to appeal to a wide demographic. The home lies within easy reach of village amenities including a shop, a primary school, and transport links, with more extensive amenities and facilities easily reached in the surrounding town, villages, and the city.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Please note, the property is of Atholl Steel construction.

Property Summary

- Main-door lower villa in Danderhall
- Well-presented, modern interiors
- Entrance vestibule and hall with storage
- Living/dining room with feature fireplace
- Modern kitchen with storage and garden access
- Three double bedrooms with built-in storage
- Attractive bathroom with shower-over-bath
- Private front and rear gardens
- Private driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - D | Council Tax Band - B





Three double bedrooms with built-in storage and an attractive bathroom with shower-over-bath



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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

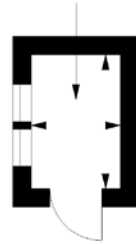
  

DISCLAIMER

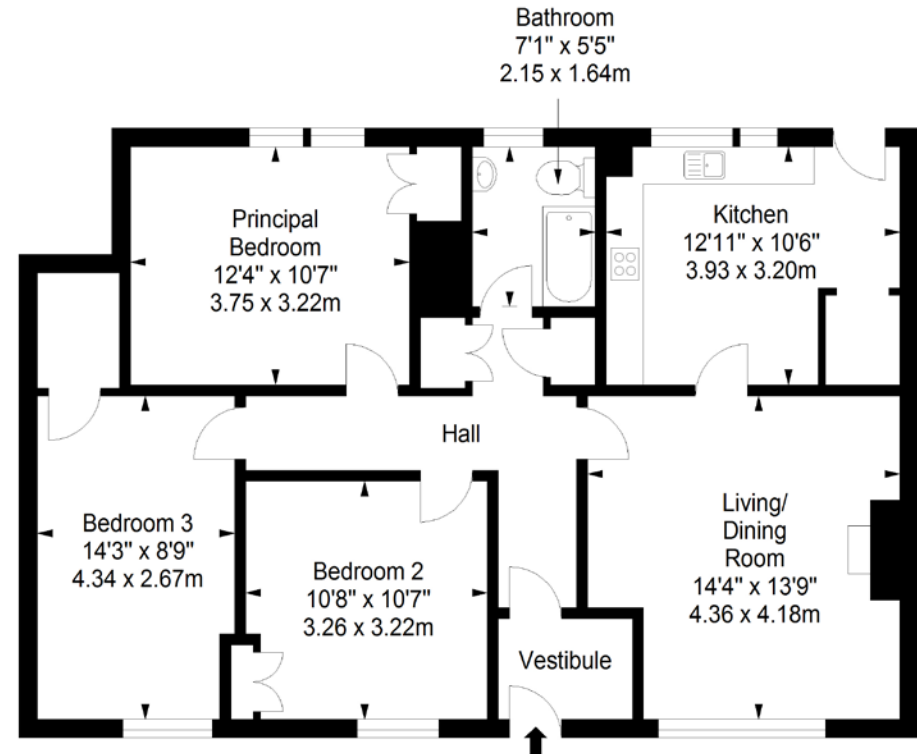
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Shed
Approx. 2.1 sq. metres (22.6 sq. feet)

Shed
5'11" x 3'11"
1.80 x 1.20m



Ground Floor
Approx. 87.2 sq. metres (938.6 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)