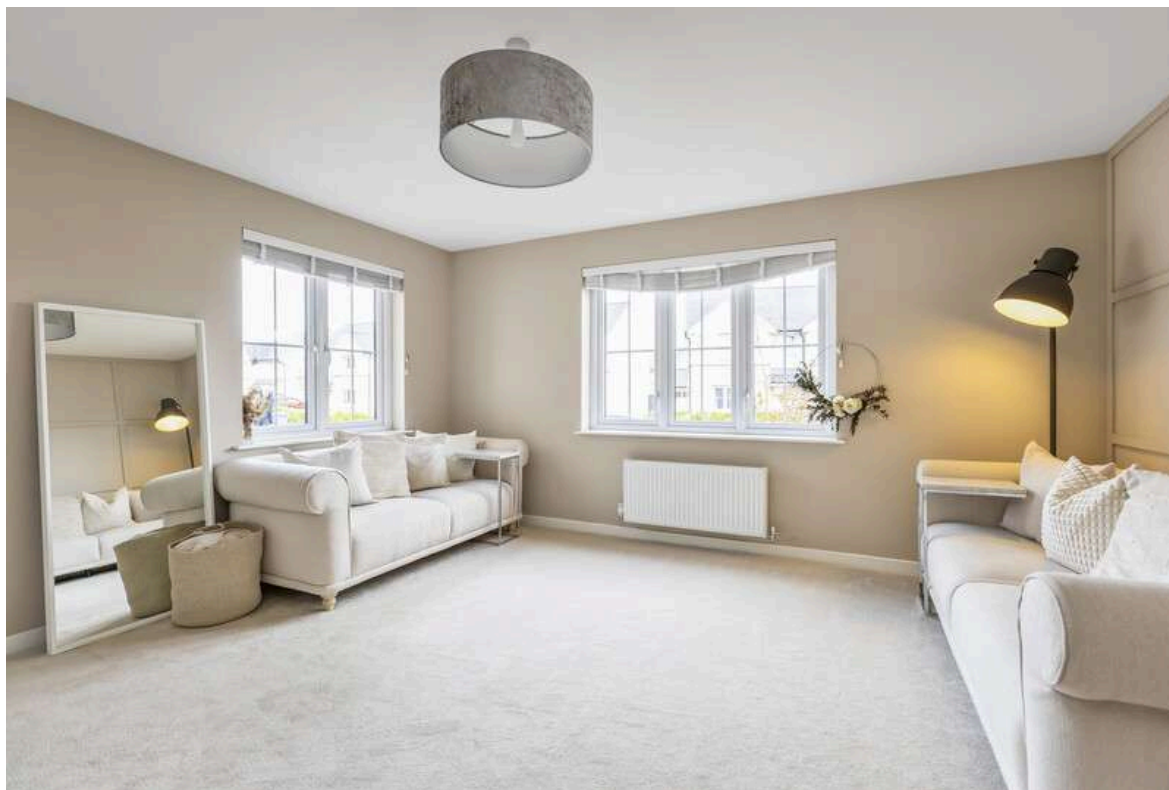




20 Redcroft Road
DANDERHALL | DALKEITH | EH22 1FQ


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20 Redcroft Road

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Extremely Well presented four bedroom detached home located on a well-tended modern development in Danderhall that benefits from well maintained front and back gardens, driveway and single garage. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The open plan kitchen dining at the back of the property has large patio doors which ensure an abundance of natural light and access to the rear garden. The stylish kitchen currently comprises double oven, 5 gas ring hob and fan, dishwasher and fridge/freezer. There is also a utility room that currently has a washer/dryer. Also downstairs is the spacious lounge and downstairs wc. Upstairs there are four well proportioned bedrooms, the master with ensuite shower room, built in wardrobes and a Juliet balcony. Completing the accommodation is the spacious family bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, a floored attic, landscaped garden with a mixture of lawn, patio and decking. There is also a good sized driveway and single garage.

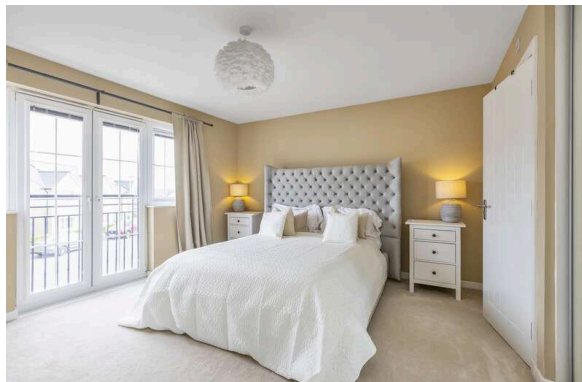
- Entrance Hall
- Spacious Open plan kitchen dining with patio doors
- Large Utility and garage
- 4 Double Bedrooms, the master with en-suite and Juliet balcony
- Spacious Lounge
- Well landscaped gardens
- Gas central heating & double glazing
- Large driveway

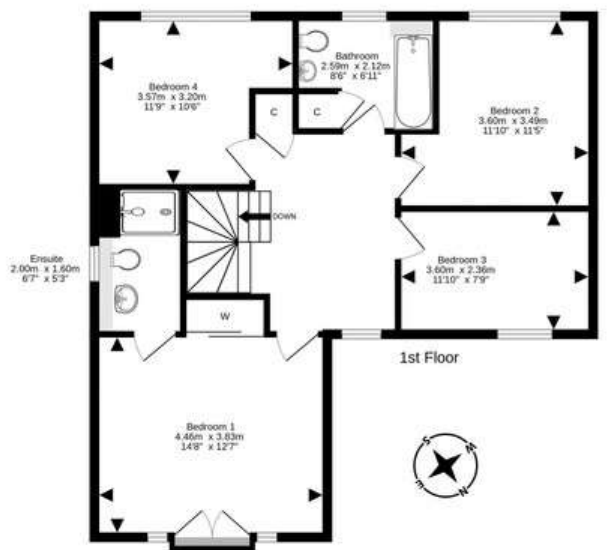
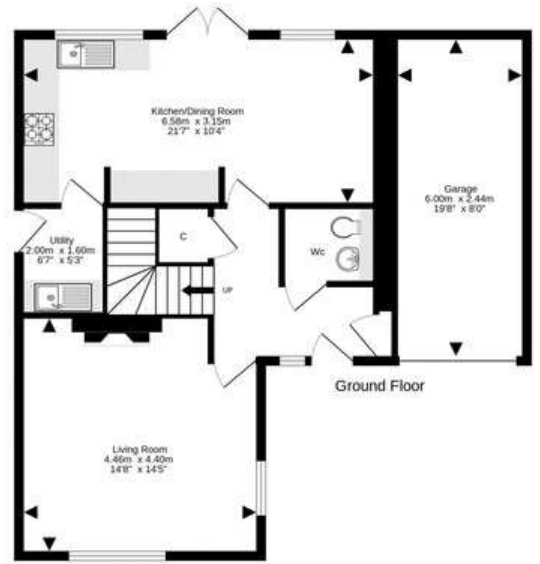
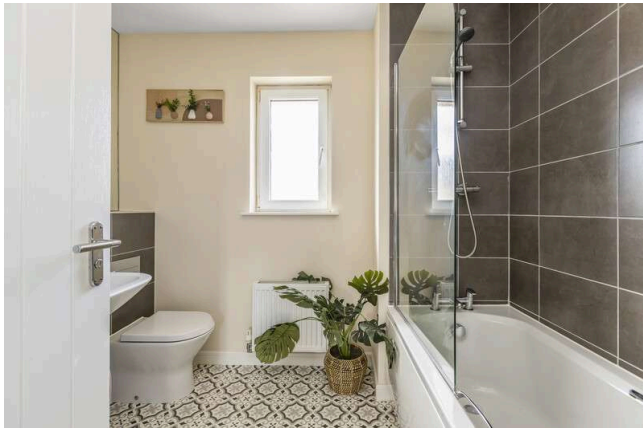
All blinds are included in the sale of the property. The kitchen appliances and curtains are available upon separate negotiation. EPC rating B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Danderhall is located approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024