



13 Danderhall Crescent
DANDERHALL | EDINBURGH | EH22 1LZ


warners
solicitors & estate agents



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A seldom available opportunity has arisen to acquire this generously sized three-bedroom, semi-detached terrace villa with private gardens, driveway and garage situated within the popular village of Danderhall, East of Edinburgh's city centre, a short drive from the Royal Infirmary of Edinburgh. This delightful property offers well-planned accommodation over two levels, and would make an excellent family home. On the ground level, the dual aspect living room is of an excellent size and boasts a feature fireplace with gas fire insert providing a cosy central focal point. The well equipped kitchen is of good size with ample room for a small dining table and offers access to the private south facing rear garden. Upstairs, all three bedrooms are good sized with two benefitting from integrated storage. The modern downstairs family bathroom comes with a stylish three piece suite, waterfall style shower soaker over bath, completing the accommodation on offer. The property further benefits from gas central heating and double glazing. Early viewing is recommended!

- Welcoming entrance hallway.
- Dual aspect living room with feature fireplace
- Bright well equipped kitchen with ample room for small dining table.
- Three good sized bedrooms (two benefit from integrated storage)
- Modern family bathroom with waterfall style shower soaker over bath
- Private gardens to front and rear, the rear mainly laid to lawn with good sized patio area, making it perfect for al fresco dining and outdoor entertaining
- Gas central heating and double glazing
- Private driveway leading to timber garage

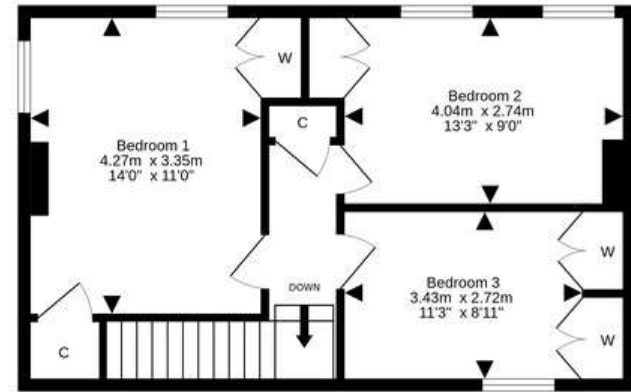
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, curtains and lightshades will be included, along with all white goods apart from chest freezer and washing machine, Please not the cherry blossom tree, pear tree and magnolia tree's will not be included.
EPC: C

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.

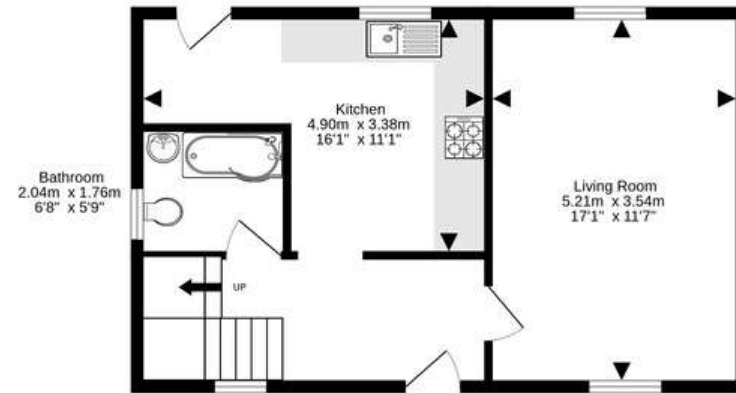




1st Floor



Garage
5.39m x 2.72m
17'8" x 8'11"



Ground Floor



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.
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