



5 Fernwood Drive  
DANDERHALL | EH22 1FS

  
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## 5 Fernwood Drive

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5 Fernwood Drive is a stunning, modern detached 3-bedroom home located in an exclusive development in the desirable Danderhall area. This property seamlessly blends contemporary style with comfortable living spaces, ideal for a wide variety of buyer.

The home boasts a beautifully decorated living room featuring sophisticated wooden panelling that adds both depth and charm. The separate kitchen/dining room is bright and inviting, equipped with striking two-tone units that create a modern, stylish atmosphere. French doors provide direct access to the garden, perfect for indoor-outdoor living and entertaining. A handy WC on the lower level adds to the home's convenience.

The upper level comprises three spacious double bedrooms. The master bedroom is a highlight, boasting a luxurious en suite shower room and a Juliet balcony that floods the room with natural light. The other two bedrooms are well-proportioned and share a stylish family bathroom with a shower over the bath, ensuring comfort for all residents.

Externally, the property features an impressively large, landscaped rear garden, offering a private space for relaxation and outdoor activities. A multi-car driveway provides ample parking, enhancing the practicality of this exceptional home. This exquisite property in Danderhall offers stylish, functional living in a prime location, perfect for families and professionals alike. In brief it comprises:

- Welcoming hall with storage.
- Beautifully decorated living room with wooden panelling.
- Bright kitchen/dining room with French doors to the landscaped rear garden.
- Three double bedrooms with the master bedroom featuring a modern en-suite shower room and Juliet balcony.
- Contemporary family bathroom with shower over bath.
- Handy WC on the lower level.
- Well maintained and landscaped gardens.
- Multi-car driveway and on street parking.
- Gas central heating and double glazing.

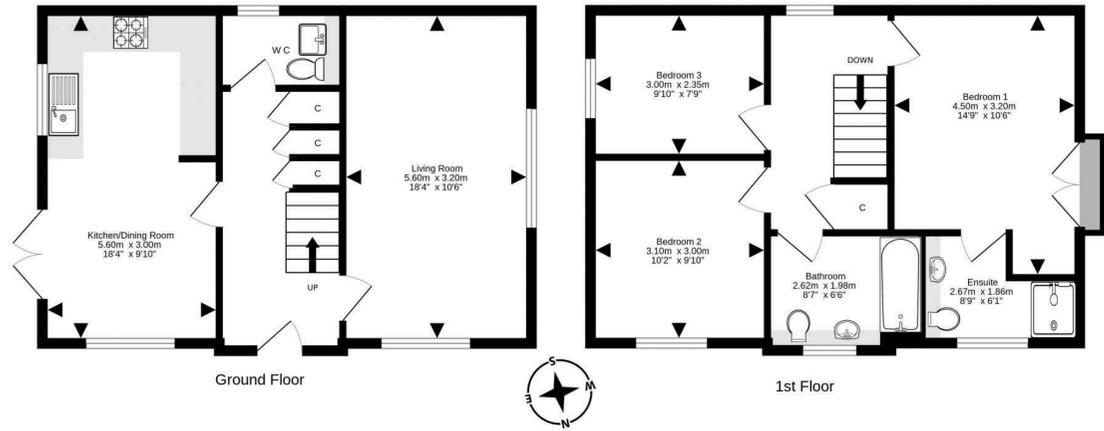
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Light fittings, the Venetian blinds in the main bedroom and all other blinds are included in this sale. Wardrobes in one of the spare bedrooms will also be included. The dining table as well as the couch and mirrors in the living room are available by separate negotiation. EPC B

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.  
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