



14 Danderhall Crescent
DANDERHALL | DALKEITH | EH22 1LZ


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A seldom available opportunity has arisen to acquire this three-bedroom, terraced villa with private gardens 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 living room is of an excellent size, offering a great space for entertaining guests and boasts a feature fireplace, giving the space a cosy central focal point. The kitchen benefits from excellent storage and offers access to the private well-maintained garden to the rear of the property. There is also handy wet room on this level and there is also excellent storage available in the welcoming entrance vestibule. Upstairs all three bedrooms are doubles and all benefit from integrated storage. Externally there are well maintained low maintenance gardens to the front and rear, the rear comes with a good sized shed and greenhouse. A road to the rear gives car access to the detached single garage and there is also ample street parking. The property would benefit from some cosmetic modernisation giving the new owners the opportunity to really put their own stamp on the home, and early viewing is definitely recommended to avoid missing out on this fabulous opportunity. The accommodation comprises:

- Welcoming entrance vestibule and hallway with storage cupboard
- Bright and spacious living room with feature fireplace
- Well equipped kitchen with excellent storage and access to private rear garden
- Three double (all benefit from integrated storage)
- Wet room
- Detached single garage
- Gas central heating
- Low maintenance private front and rear gardens with shed and greenhouse
- Gas central heating
- Unrestricted street parking

Included in the sale will be all blinds and curtains, cooker, fridge freezer, washing machine, all wardrobes, bench in greenhouse and garden chairs in garage. Items of furniture may be available by separate negotiation.

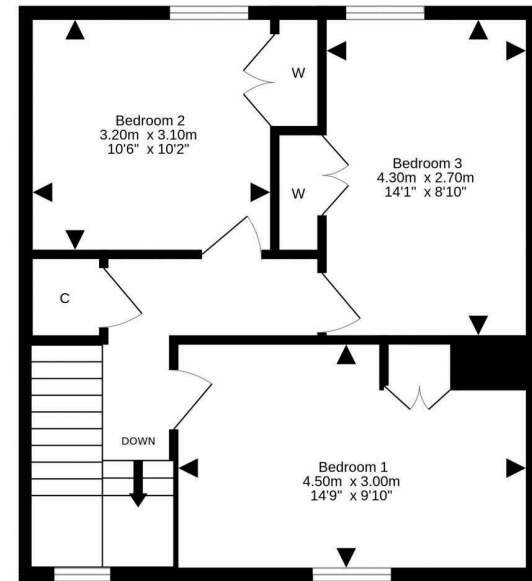
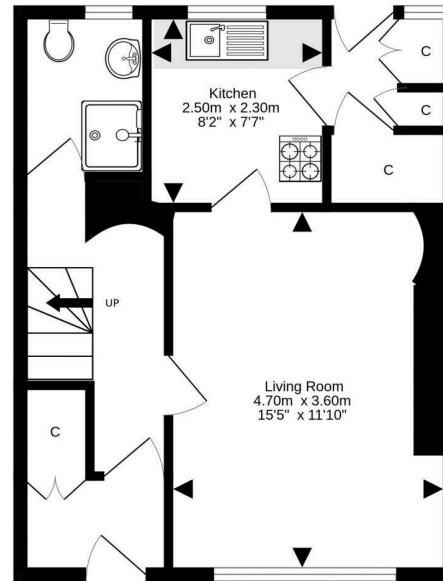
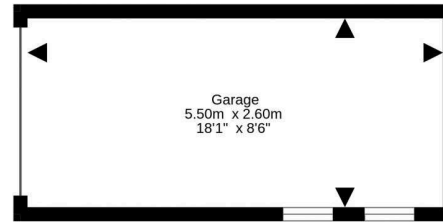
EPC Rating C

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.





Ground Floor



1st 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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