



22 Schirehall Avenue  
DANDERHALL | EH22 1FX

  
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solicitors & estate agents



## 22 Schirehall Avenue

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Set on a quiet, modern estate in a highly sought-after location, moments from excellent local amenities, quick transport links and vast open green spaces is this immaculately presented mid-terraced house with 2 allocated parking spaces and fully enclosed rear garden. This exceptional home has been finished off to a high standard throughout and offers beautifully maintained accommodation enhanced by modern comforts over two levels, perfect for a family or couple looking for more space.

At ground level there is a welcoming entrance hall, a bright lounge leading to an internal hallway with handy WC and good sized storage cupboard. To the rear lies the contemporary dining kitchen with stylish units, modern integrated appliances and French doors to the private landscaped rear garden. The upper level boasts generously sized master bedroom with built in wardrobe and elegant en-suite shower room, two further well-proportioned bedrooms and the home is completed by an exquisite main bathroom with shower over bath.

Externally the rear garden boasts a raised lawn area with a separate patio section ideal for outdoor entertaining and al fresco dining. The property further benefits from gas central heating, double glazing, solar panels and a partially floored attic. Early viewing is recommended!

- Modern three bedroom mid-terraced house set in sought-after location
- Landscaped private gardens, the rear garden boasts a raised lawn area with a separate patio for outdoor entertaining.
- 2 allocated parking spaces and visitors parking
- Welcoming entrance hall and hallway with good sized storage cupboard
- Bright and spacious lounge
- Contemporary dining kitchen with integrated appliances and French patio doors to garden
- Useful W/C compartment
- Master bedroom with built in wardrobe and ensuite shower room
- Two further bedrooms
- Modern family bathroom with stylish three piece suite and shower
- Gas central heating and double glazing
- Solar Panels and partially floored attic

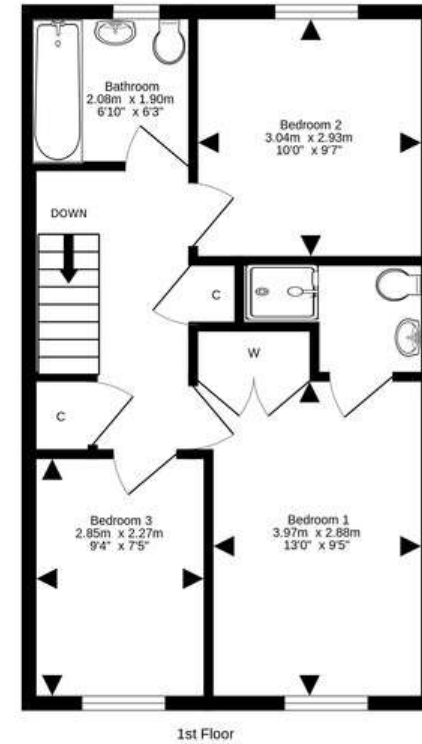
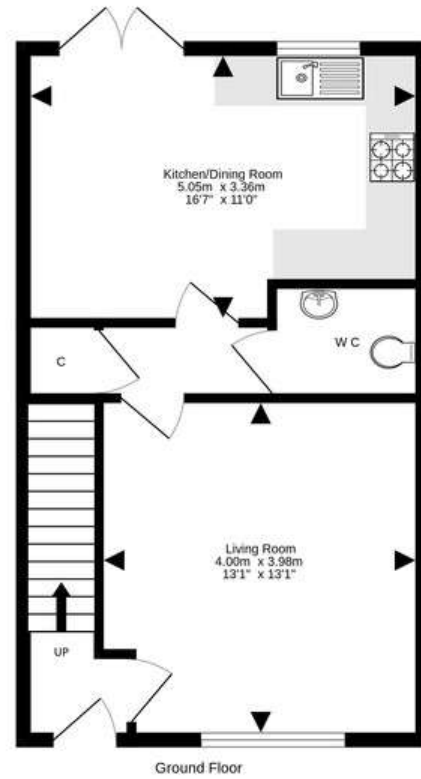
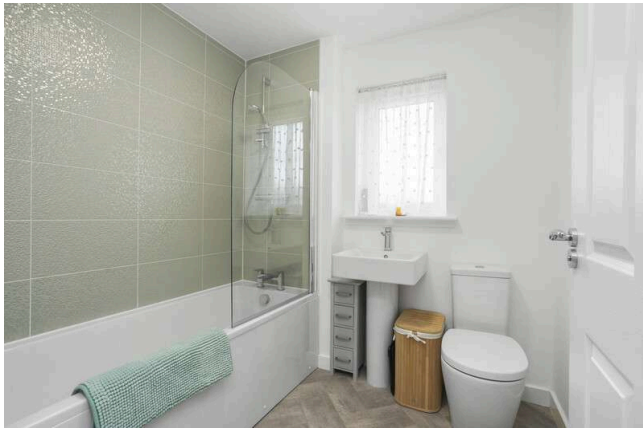
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All white goods will be included in the sale of the property as well as pendant light shade above dining table and perfect fit patio door blind. All other shades, blinds and curtains will not be included. 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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