



15 Dovecot Crescent  
DANDERHALL | EH22 1FY

  
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Stunning 4 bed detached family villa boasting a true walk-in condition interior, a large attractively landscaped garden with a south-west facing aspect and a pleasant open outlook to front. This is a highly sought after development, superbly positioned for easy access to the City Bypass, A1, Shawfair Railway Station and Fort Kinnaird.

Viewing is essential to appreciate the huge appeal of this fabulous home, which occupies a prime position on the periphery of the development overlooking a tree lined walkway and the scenic countryside beyond. Public living space includes a living room facing to the front and a good sized kitchen/dining/family room with French doors directly accessing the rear garden. Gloss units in a neutral tone provide more than ample storage space in the kitchen, supplemented by a deep cupboard. Upstairs are four bedrooms, an en-suite off the principal bedroom, and the family bathroom, which also features a separate shower cubicle.

The generous sized private rear garden is fully enclosed and double fenced for security and privacy. Its south-west facing aspect ensures maximum sunlight and is an ideal place for outdoor relaxation or for children to play. The split level grounds include an elevated lawn and a long patio area for sitting out. A monobloc drive to the front allows parking for two vehicles and leads to the garage with power and light.

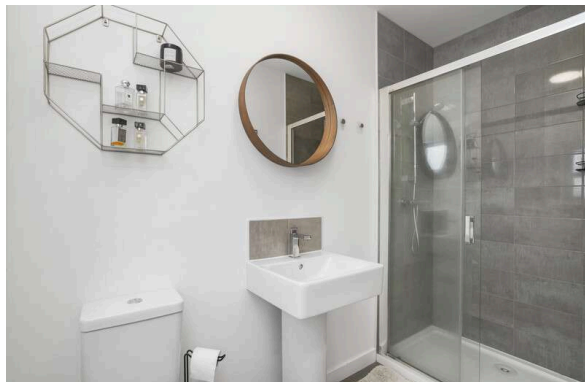
- Living room
- Kitchen/dining/family room with French doors
- Entrance hall and WC
- Principal bedroom with en-suite
- Three further bedrooms
- Family bath/shower-room
- Stylish neutral tone decor and flooring throughout
- Gas central heating & double glazing
- Solar panels
- Garage and monobloc drive
- Beautifully maintained private gardens
- Excellent transport links close at hand
- Convenient for Fort Kinnaird and Royal Infirmary

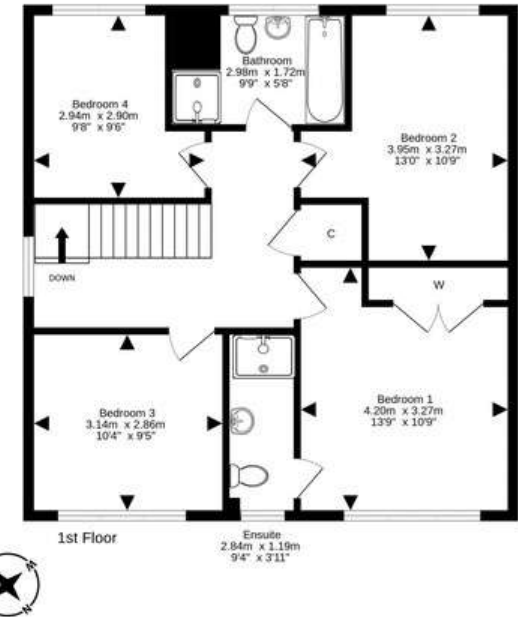
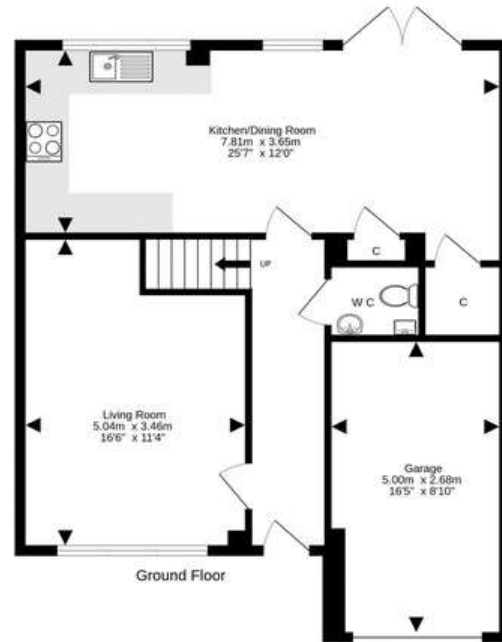
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All curtains, poles and blinds, as well as the outdoor dining set in the garden will be included in the sale. Other items may be available through separate negotiation.  
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.





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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