



2 Baroque Drive  
DANDERHALL | EDINBURGH | EH22 1PA

  
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Stunning five-bedroom detached family home offering well-planned and flexible accommodation over two levels, and forming part of a modern development in the popular residential area of Danderhall in Edinburgh. This beautiful home has been tastefully decorated to a high standard throughout and is offered to the market in true move-in condition. On the ground floor the living room to the front of the property is flooded with an abundance of natural light. The open plan kitchen/dining room, off which lies a utility room, is particularly spacious, and from here French doors open to the large, private rear garden which benefits from a charming wood-decked area.

On the first floor the principal bedroom is of an excellent size and benefits from a stylish, modern ensuite with bath and separate shower, in addition to a walk-in wardrobe. The second bedroom similarly benefits from a stylish ensuite and built-in wardrobe storage. The three further bedrooms are all of a good size, with each room having the flexibility to be employed as a home office, study, or gym, giving the property a large degree of flexibility. Offering immense appeal to those looking for a family home, early viewing is essential to appreciate everything that this fantastic home has to offer.

- Five-bedroom modern family home
- Living room
- Open plan kitchen/dining room
- Principal bedroom with ensuite and walk-in wardrobe
- Second double bedroom with ensuite
- Three further bedrooms
- Family bathroom
- WC
- Double glazing & Gas central heating
- Integral garage
- Driveway
- Front garden and large private rear garden

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



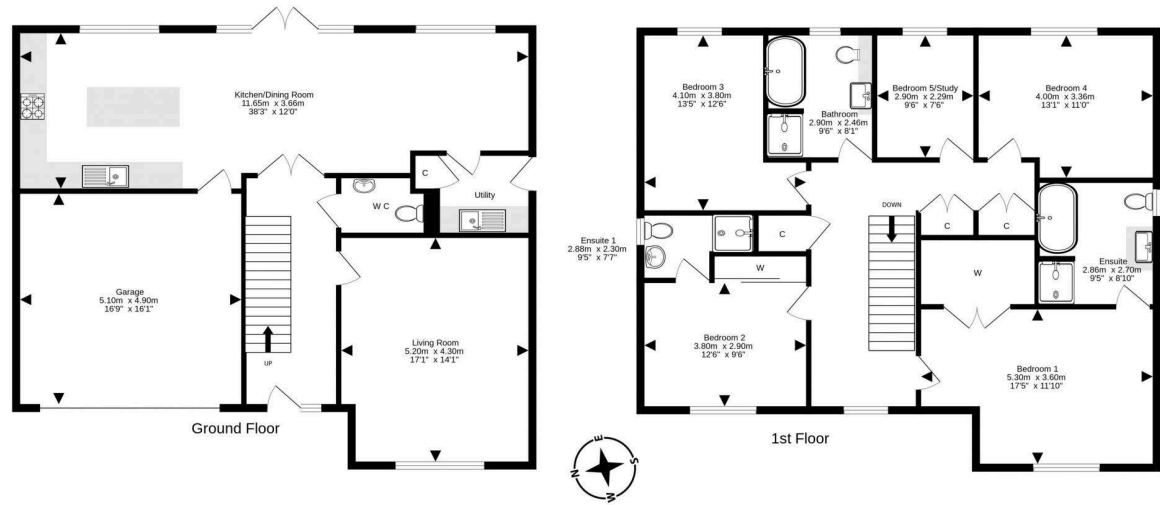
Danderhall is located approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a 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.

EPC Rating B.

Former show home. Sold as seen.

Extras include hob, oven/grill, dishwasher, fridge/freezer, carpets, floor coverings, curtains, blinds and white goods.





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. Made with Metropix 62024.