



17 Redcroft Road  
DANDERHALL | DALKEITH | EH22 1FQ

**warners**  
solicitors & estate agents





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Well presented four bedroom detached home with double driveway and double garage set within a quiet street in a popular modern development in the sought after Danderhall area, within easy reach of the city centre. The stylish accommodation is one of Bellway's sought after Burgess models and will make an ideal family home and comprises of reception hall, downstairs wc, spacious lounge, open plan kitchen dining with patio doors to the landscaped rear garden, that comprises a lawn, flower beds, outside tap and a patio. The stylish fitted kitchen currently comprises a fridge/freezer, dishwasher, 5 ring gas hob, double oven and fan. There is also a spacious dining area and a utility room with washing machine. Upstairs you will find a hallway leading to four well-proportioned bedrooms, the master benefitting from mirrored built in wardrobes and an ensuite shower room. There is a further ensuite off the second bedroom, which also features mirrored wardrobes, and completing the accommodation is the family bathroom with bath and separate shower. The property also benefits from gas central heating, is fully double glazed, has an attic, solar panels and externally there are private garden to the rear, a driveway for secure off-street parking and double garage at the front. Early viewing is highly recommended to avoid missing out.

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





- Sought after 4 Bedroom Burgess model by Bellway
- Four double bedrooms, two with ensuites
- Stylish open plan kitchen dining with patio doors to the rear garden
- Stylish fitted kitchen
- Utility room
- Further separate living room
- Family bathroom with bath and separate shower
- Downstairs WC
- Ample storage including an attic
- Solar panels
- Gas central heating and double glazing
- Private secure rear garden
- Double driveway and double garage

EPC Rating A.

Included in the sale will be the blinds and washing machine.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.



