



55 Redcroft Road
DANDERHALL | MIDLOTHIAN | EH22 1FQ


warners
solicitors & estate agents



55 Redcroft Road

DANDERHALL | MIDLOTHIAN | EH22 1FQ

Set in the heart of a modern, manicured estate moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented semi-detached house. Boasting front and rear gardens, a stylish summerhouse, a long driveway, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with useful W/C, bright lounge, contemporary kitchen with breakfast bar and an abundance of additional units and garden access. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with elegant en-suite shower room and built-in mirrored wardrobe, two further well-proportioned bedrooms and the home is completed by an exquisite main bathroom with three piece suite. Externally the fully enclosed rear garden is laid to lawn with a delightful decked area for al fresco entertaining and a summerhouse which would make an great home office.

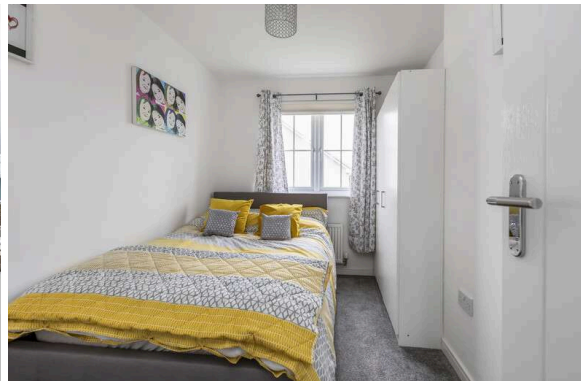
- Modern semi-detached house
- Private gardens and driveway
- Stylish summerhouse
- Bright lounge
- Contemporary kitchen
- Three double bedrooms
- Two bathrooms and a W/C

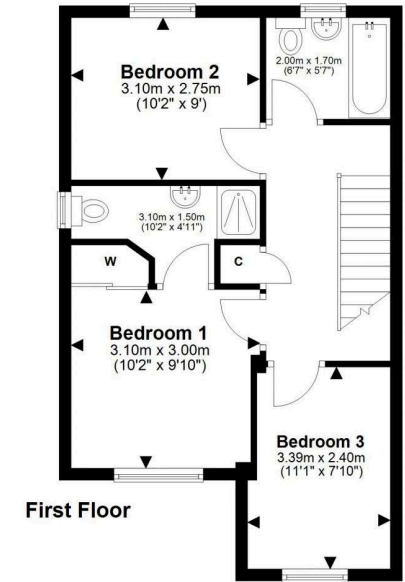
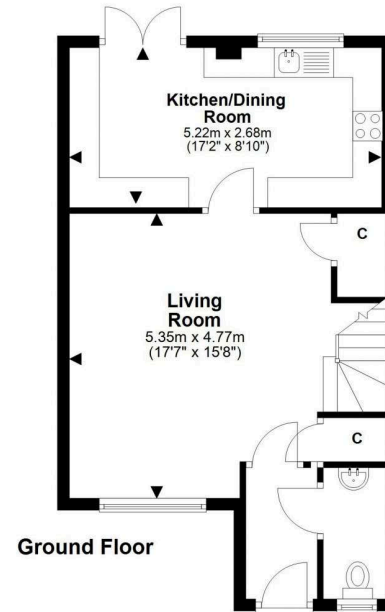
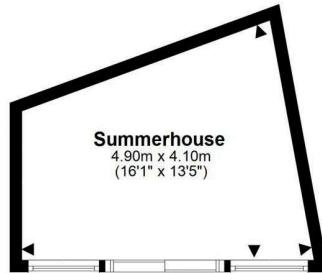
Extras: All carpets, curtain poles, blinds, oven, hob, cooker hood, second freezer and the small shelves in the master bedroom will be included. EPC rating Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Danderhall is a sought-after suburb 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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.