



23 Redcroft Street
DANDERHALL | EH22 1RB


warners
solicitors & estate agents



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Nestled in a quiet tree lined cul-de-sac in the heart of Danderhall, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terrace house. Boasting a long driveway, front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge with large picture window, a contemporary dining kitchen with attractive units and French doors to the rear garden and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco entertaining.

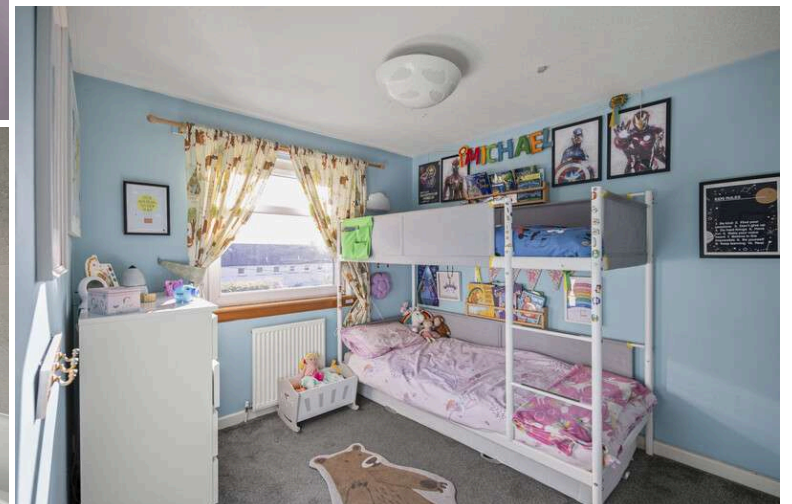
- End terraced house
- Quiet cu-de-sac tree lined street
- Long driveway and private front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- Three well-proportioned bedrooms
- Stylish bathroom

All curtains, blinds, fridge, freezer and dishwasher included in sale. EPC Rating C.

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

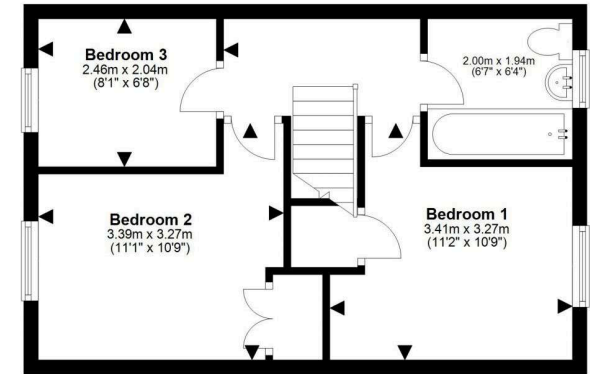


Danderhall is a highly sought after suburb located South-East of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of excellent 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.





Ground Floor



First Floor

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.