



6 Backdean Road
DANDERHALL | EH22 1RE

warners
solicitors & estate agents



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Warners are delighted to present this stunning and spacious two-bedroom end-terraced home, nestled in a sought-after modern residential development in Danderhall. Located on the outskirts of Edinburgh, the property offers easy access to excellent local amenities, including the Royal Infirmary Hospital, and enjoys a peaceful yet well-connected setting. Beautifully upgraded and meticulously maintained by the current owners, this stylish home is presented in true walk-in condition and is perfectly suited for first-time buyers, professional couples, or young families. Upon entering, a welcoming hallway sets the tone for the rest of the home. The contemporary kitchen is a standout feature, fitted with sleek grey cabinetry, integrated appliances, and a handy breakfast bar—an ideal spot for morning coffee. The bright and spacious living room is situated at the rear of the property, benefiting from French doors that open onto the private garden. The space comfortably accommodates both relaxing furniture and a small dining table, while a staircase leads to the upper level. Upstairs, the accommodation comprises a generously sized double bedroom and a well-proportioned single bedroom, both offering excellent natural light. A stylish and modern bathroom, complete with a sleek three-piece suite and shower over bath, completes the internal layout. Externally, the property boasts private front and rear gardens, with the rear garden thoughtfully designed for easy maintenance. Featuring astro turf, a raised decking area, and an additional composite decking space at the far end, the garden creates the perfect setting for outdoor entertaining and al fresco dining. A partially converted single detached garage is currently utilized as a stylish garden bar but could easily be repurposed as a home office, gym, or additional storage space. Further benefits include gas central heating, double glazing, and a private driveway, ensuring both comfort and convenience. With its contemporary interiors, fantastic outdoor space, and excellent location, this is an exceptional opportunity to acquire a truly beautiful home.

Key Features:

- Immaculately presented two-bedroom end-terraced house
- Modern fitted kitchen with integrated appliances and breakfast bar
- Spacious living room with French doors leading to the private garden
- Two well-proportioned bedrooms
- Stylish bathroom with a contemporary three-piece suite
- Private front and rear gardens with astro turf and raised decking
- Partially converted garage, ideal for use as a garden bar or home office
- Private driveway for off-street parking

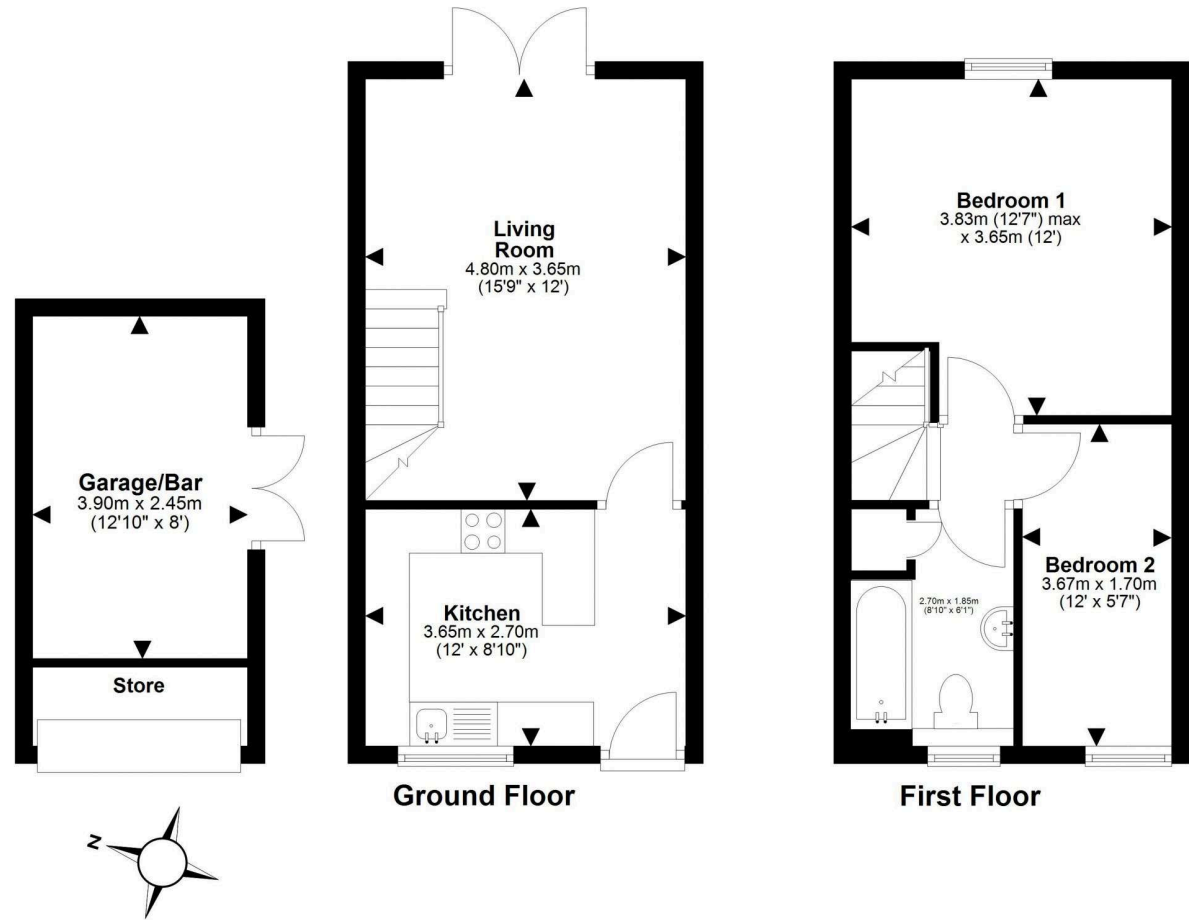
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property including washing machine, dishwasher and fridge freezer along with all blinds & curtains. EPC: C CT: C Factoring: Approx. £18 P/M to hacking and Paterson.

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.