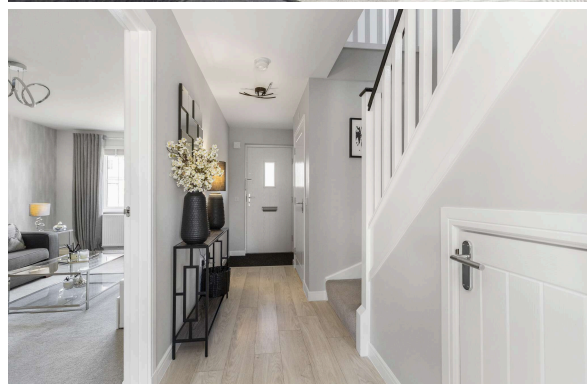




20 Fernwood Drive
SHAWFAIR | DANDERHALL | EH22 1FS


warners
solicitors & estate agents



20 Fernwood Drive

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Immaculately presented, four-bedroom detached family set on a pleasant corner plot with front and landscaped rear gardens, driveway and garage, forming part of a modern forward thinking development in the popular area of Danderhall. This stunning property has been tastefully decorated to a high standard and is offered to the market in genuine move-in condition.

On the ground levels, the living room to the front of the property is particularly spacious and lets in an abundance of natural light through the picture window. The stylish dining kitchen enjoys contemporary units, breakfast bar and generous dining space, there is a useful utility room and WC. Upstairs, the principal bedroom benefits from both elegant ensuite and built-in wardrobes. The second and third bedrooms similarly boasts built-in wardrobe storage and the remaining bedroom a comfortable double bedroom, could alternatively be an ideal home office, gym or study, giving the property an excellent degree of flexibility. A family bathroom completes the accommodation internally. Externally the large fully enclosed rear garden is mainly laid to lawn with paved and decked areas ideal for al fresco entertaining and dining.

- Four bedroom detached house in exciting new development
- With gardens, driveway and garage
- Lounge, dining kitchen, four bedrooms, two bathrooms
- Stunning move in condition
- Access to partially floored attic.

Extras: All ceiling light fittings, curtains, blinds, washing machine and tumble drier. Some items of furniture may be available by separate negotiation.

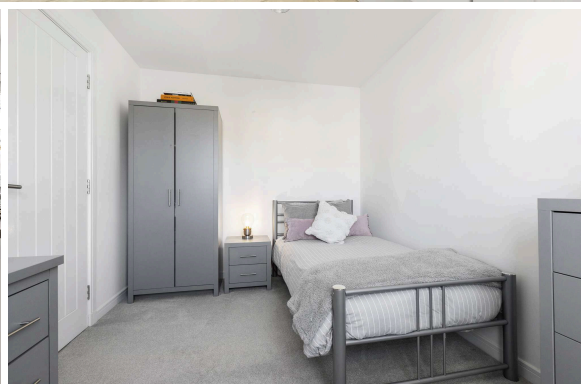
Energy Rating: B | Council Tax Band: F

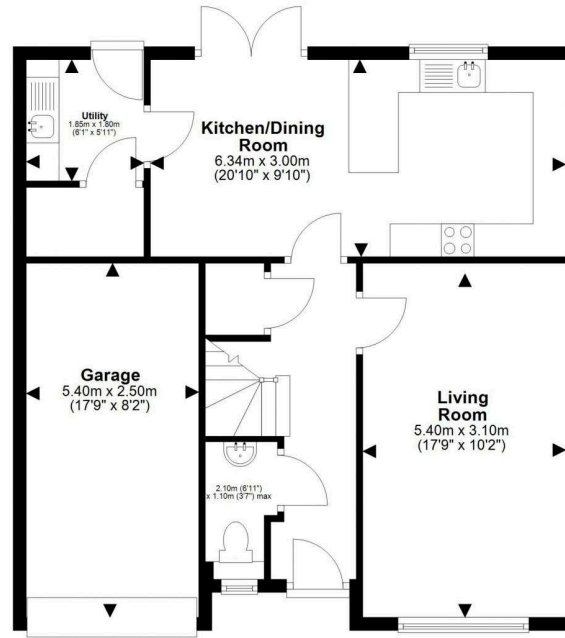
The property is factored by Scottish Woodlands at a cost of £33 per month. This covers upkeep of the communal areas within the estate and the cutting of the grass in the front garden.

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

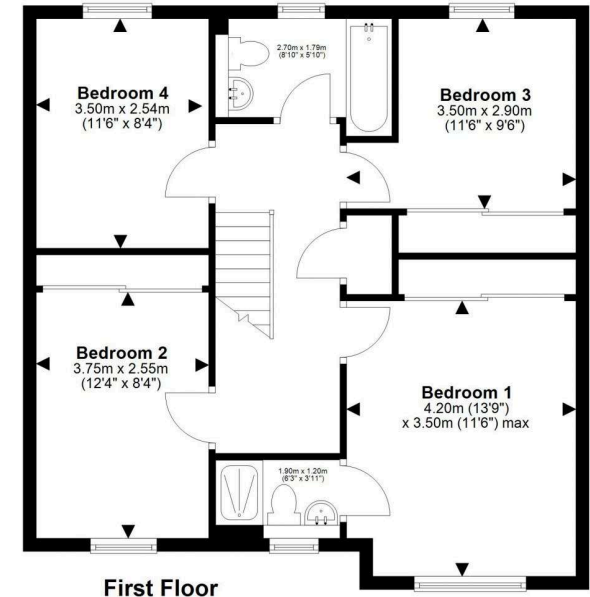


The new Shawfair development in Danderhall is located approximately five miles south of Edinburgh's City Centre is an exciting new forward thinking estate. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and 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.





Ground Floor



First Floor

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.