



35 Baroque Drive
DANDERHALL | EH22 1PA


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Nestled in the heart of the stunning Shawfair development in sought-after Danderhall is this immaculately presented semi-detached house. Boasting a long driveway, large gardens, gas central heating and double glazing this home which is less than a year old would make an ideal home in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway with useful W/C, a bright lounge with picture window, a contemporary dining kitchen with luxury units and French doors out to the rear garden. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned double bedrooms (one with further built-in mirrored wardrobe) and the home is completed by a stylish bathroom with shower over bath. Externally the secluded and fully enclosed, landscaped rear garden is mainly laid to lawn.

- Stunning semi-detached house
- Driveway and a secluded rear garden
- Exciting new development full of potential
- Welcoming hallway with W/C
- Bright lounge
- Luxury dining kitchen
- Three ample double bedrooms
- En-suite shower and stylish main bathroom

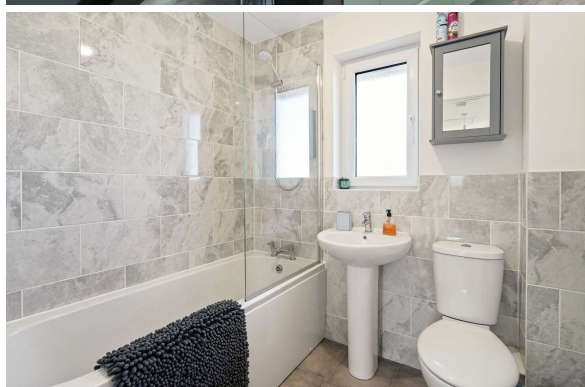
Energy Rating B, Council Tax band E

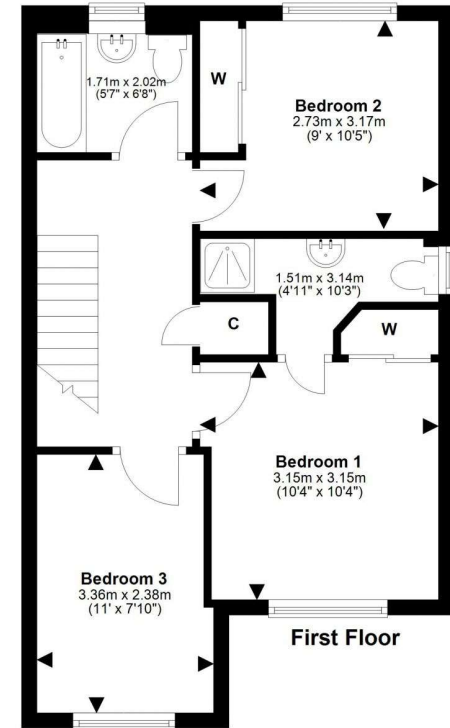
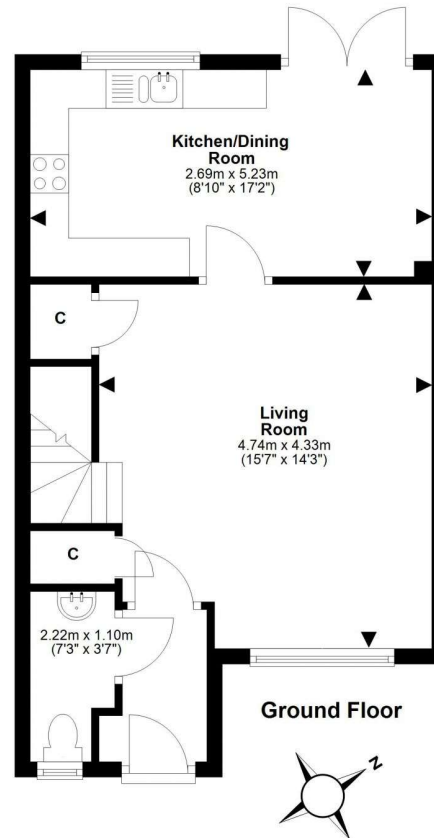
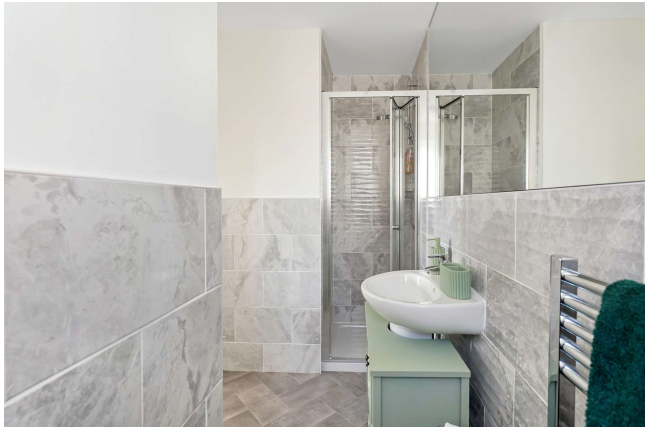
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, blinds, curtains and integrated appliances will be included in the sale.

Danderhall and the exciting Shawfair development 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 the impressive Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park with its vast open green spaces and a nearby choice of highly rated 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.