


90 Arthur View Crescent, Danderhall, EH22 1NQ

# Get in touch

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Property Hub:

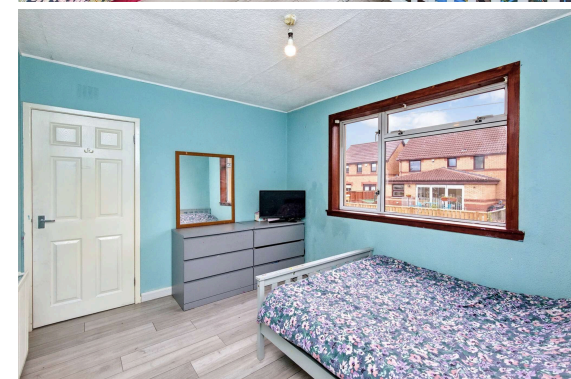
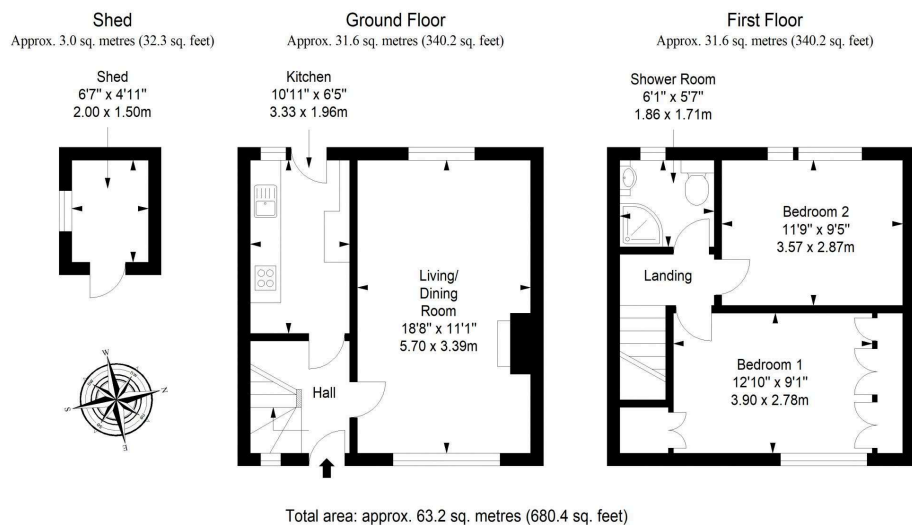
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EH22 1JB

Bruntsfield Office:

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



## Welcome

Set away from the road behind a public green, this two-bedroom mid-terrace house has a delightful location in the village of Danderhall. It offers easy access to the surrounding countryside and a short 20-minute car drive to Edinburgh city centre - ideal for anyone seeking a relaxed pace of life with convenience. The home itself benefits from bright and airy rooms, and includes a large living and dining area and a well-appointed kitchen. It also features a fully-enclosed rear garden which is laid with paving for relaxing and dining in the sun.

- A well-presented mid-terrace house, Situated in the village of Danderhall
- Naturally-lit entrance hall, Spacious, dual-aspect living/dining room
- Galley-style kitchen with rear garden access, Two double bedrooms (one with built-in wardrobes), Bright three-piece shower room
- Low-maintenance front and rear gardens, Unrestricted on-street parking bays, Gas central heating and double glazing

Extras - All fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.