



56 Campview  
Danderhall  
Midlothian  
EH22 1QA







Spacious lower villa flat located in quiet cul-de-sac in Danderhall, a popular town located on the boundary of Edinburgh only a mile beyond the Royal Infirmary and adjacent to open countryside. It is an established community popular with commuters due to its excellent bus services and proximity to the City Bypass.

Within Danderhall are a number of local shops, primary school and sports centre. Edinburgh City Centre is only 4 miles away and major retail parks are conveniently located at nearby Fort Kinnaird and Straiton. The university campus of Queen Margaret's in Musselburgh is also readily accessible. A Co-op, a pharmacy, the Edmonstone Inn, a Chinese Restaurant and the Danderhall Community Hub, Library and Fitness Centre. A new David Lloyd club and spa is located nearby at Shawfair.



Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

Private garden to front and large fully enclosed garden to rear.



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## Property Details

- Entrance Vestibule with deep storage cupboard
- Hallway providing access to all rooms except kitchen.
- Spacious Living / Dining Room with twin windows to the front. Feature fireplace with electric fire. Display recess with storage cupboard below.
- Modern fitted Kitchen with a range of base and wall units. Integrated electric hob, oven and extractor hood. Free-standing washing machine and fridge. Two built-in store cupboards. Door to garden.
- Double Bedroom with twin windows to the rear overlooking garden. Built-in wardrobes.
- Second Double Bedroom with window to the front. Built-in cupboard.
- Third Double Bedroom with front facing window. Built-in cupboard.
- Wetroom with white two-piece suite comprising wash hand basin and WC. Electric shower. Frosted window to rear.









## EXTERNAL

The property benefits from a private front garden which has been laid with decorative stones for ease of maintenance.

The large rear garden is fully enclosed and features a large lawn and additional areas laid with decorative stones. Attractive array of established plants, shrubs and trees. Patio with space for garden furniture.

Unrestricted on-street parking.

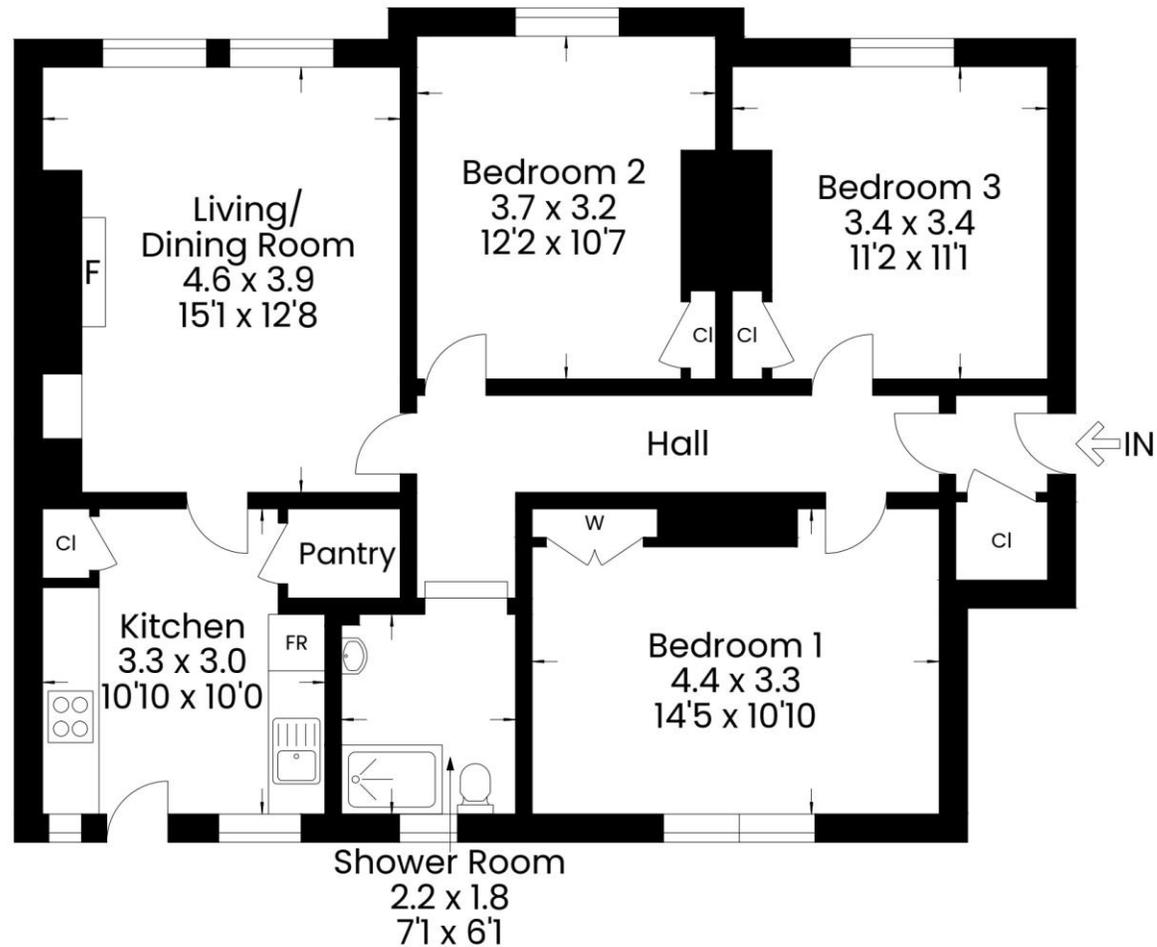


Energy Performance Rating: D

Council Tax Band: B







## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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