

55 Arthur View Terrace

DANDERHALL, DALKEITH, EH22 1NS



A spacious two-bedroom end-terraced home with generous garden space, driveway parking, and versatile garage conversion in a popular residential setting



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55 Arthur View Terrace is a well-presented two-bedroom end-terraced house offering comfortable living space along with excellent outdoor areas. To the front of the property, there is a garden laid with grass and planted areas, while a side driveway provides convenient off-street parking and leads to a garage, which is currently being utilised as a traditional bar space.

THE LIVING ROOM



The front door opens into a welcoming hallway with a staircase leading to the upper level. On the ground floor, there is a bright living room featuring two windows that allow for an abundance of natural light, all finished in neutral décor.

THE KITCHEN



The kitchen is also decorated in neutral tones with white cabinets and benefits from a window for added light. A door with glass panelling leads directly from the kitchen out to the rear garden, enhancing the connection between indoor and outdoor living.





Upstairs, the property comprises two bedrooms and a bathroom, all presented in a clean, contemporary style with neutral finishes and plenty of natural light from the windows. The bathroom is fitted with white sanitary ware and cabinetry, complemented by beige tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the rear of the property boasts a large garden space with a combination of grass and planted areas, as well as a wooden decking section at the far end, providing an ideal spot for outdoor seating and entertaining.

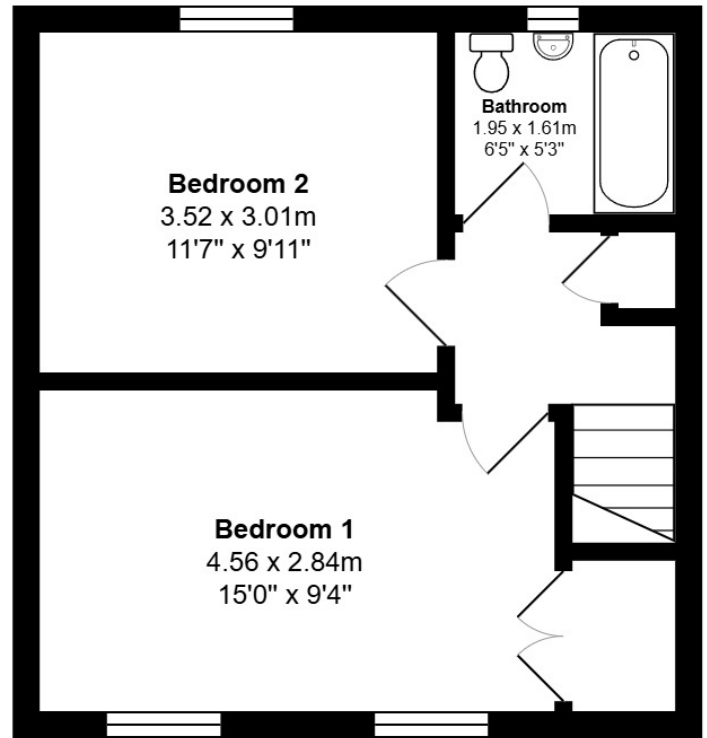
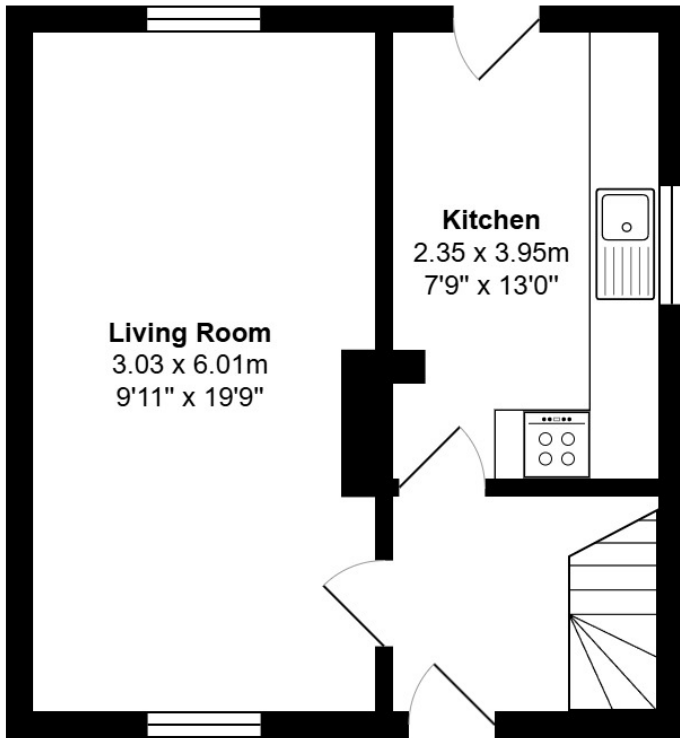
EXTERNALS



THE GARAGE BAR



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: D



THE LOCATION

Danderhall is a popular residential village situated just outside Edinburgh, within easy reach of Dalkeith and the wider Midlothian area. It offers a range of local amenities, including shops, cafés, a primary school, and community facilities, making it a convenient and well-served place to live. The area is particularly appealing to those seeking a quieter suburban lifestyle while remaining close to the capital.





The location benefits from excellent transport links, with regular bus services into Edinburgh city centre and quick access to the City Bypass, providing straightforward connections to the A1, M8, and Edinburgh Airport. Nearby Dalkeith offers additional shopping, leisure facilities, and schooling options, including the popular Dalkeith Country Park, which provides extensive green space, walking trails, and family attractions. This combination of accessibility and local amenities makes Danderhall a practical and well-connected place to call home.



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