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Offers Over

£180,000

22 Campview

Danderhall | Midlothian | EH22 1QB

Superb opportunity to acquire this immaculately presented three-bedroom main door lower villa, quietly positioned within the popular Danderhall area. Recently renovated and improved over the past few years, the property offers bright and spacious accommodation together with generous private gardens and is conveniently located close to excellent local amenities and transport links. A fantastic purchase for first-time buyers, growing families, and those looking for ground-level living.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway and useful shelved storage cupboard. The bright and airy lounge/diner benefits from twin windows, creating a lovely light-filled space with plenty of room for comfortable lounge furniture together with a good-sized dining table and chairs. The stylish kitchen is brand new and fitted with a range of integrated white goods. Finished with partial tiling behind the hob, it also benefits from a large storage cupboard and direct access to the rear garden. The generous principal bedroom is a comfortable double enjoying a peaceful rear-facing aspect with twin windows and an integrated double wardrobe. Bedroom two is another good sized double with a front-facing outlook and integrated double wardrobe. Bedroom three is a further sizeable double bedroom, also enjoying a front-facing aspect and benefiting from an integrated double wardrobe. All three bedrooms provide ample space for additional freestanding furniture and a variety of layouts. Completing the accommodation is the modern bathroom, fully panelled and fitted with a rainfall shower over the bath and heated towel rail.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from private front and rear gardens. The particularly large rear garden incorporates a slabbed patio, chipped-stone area, side access gate, shed, and two further useful storage boxes, providing terrific outdoor space with plenty of scope for different uses. Ample unrestricted on-street parking is available nearby for residents and visitors.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

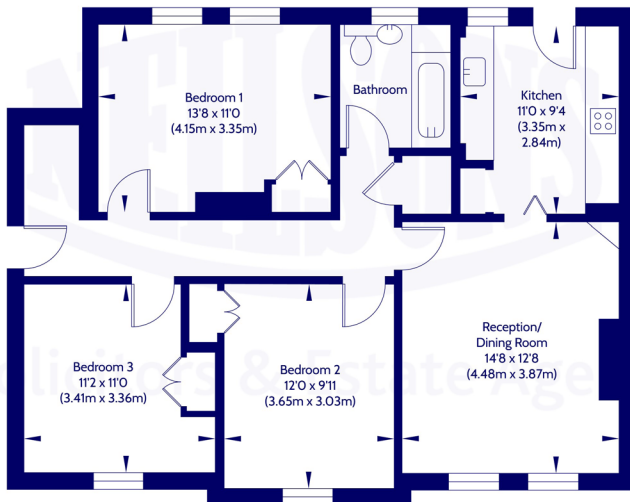
Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling closeby, GP surgery, pharmacy and local convenience stores. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the city of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.





Approx. Gross Internal Floor Area 83 Sq M / 897 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

