



19 Edmonstone Terrace
Danderhall, EH11 1QN

deans 
Solicitors & Estate Agents LLP

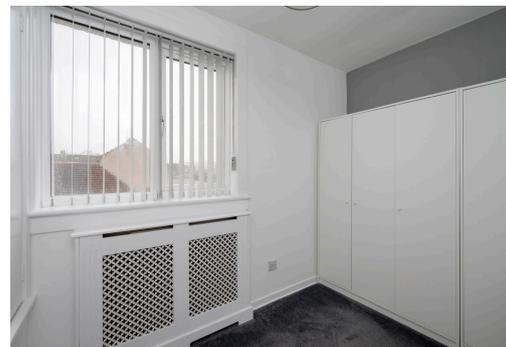
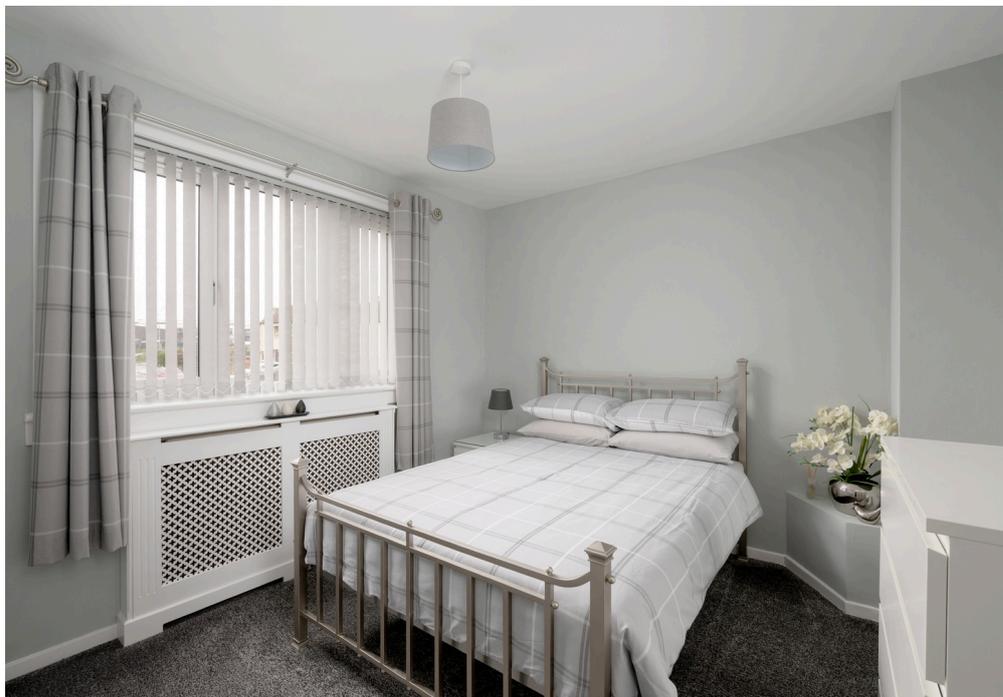


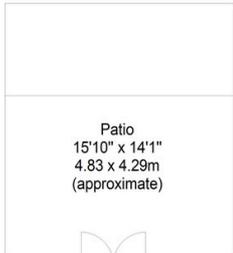
SEMI-DETACHED HOUSE

- Living Room/ Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Private Front & Rear Garden
- Patio
- Driveway
- Double Glazing & GCH
- EPC Rating – C



This well-presented semi-detached home is situated in the village of Danderhall, just south of Edinburgh City Centre. The property enjoys close proximity to a range of local amenities and offers convenient transport links to and from the city centre. The accommodation comprises a welcoming entrance hallway, bright and spacious living room featuring a contemporary log burner and a separate stylish kitchen. Upstairs, there are three well-proportioned double bedrooms and a family bathroom with a shower over the bath. Externally, the property benefits from neatly maintained, low-maintenance private gardens to both the front and rear. The rear garden includes a decked patio area and an additional decked seating space, ideal for outdoor relaxation. The property features double glazing and gas central heating and has a driveway that provides off-street parking. Included in the sale are fitted carpets and floor coverings, cooker, oven, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.

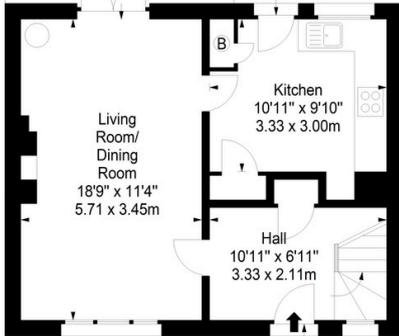




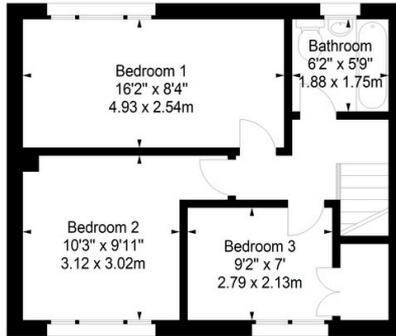
**Edmonstone Terrace,
Danderhall,
Dalkeith,
Midlothian, EH22 1QN**



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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