










Fixed Price

£449,995

4 Keystone Road

Danderhall | Dalkeith | EH22 1PD

Forming part of the sought after Shawfair development, this exceptional six bedroom 'Mellor' detached villa by Dundas Homes offers an impressive amount of beautifully designed accommodation, perfectly suited to modern family life. With a high specification throughout, the property combines generous, flexible living space with contemporary style, making it ideal for growing families. Further benefits include private front and rear gardens, a driveway and garage, while the development enjoys excellent transport links, local amenities, well regarded schooling and nearby green spaces.

-  2 public rooms
-  6 bedrooms
-  3 bathrooms plus WC
-  Front & rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band- G

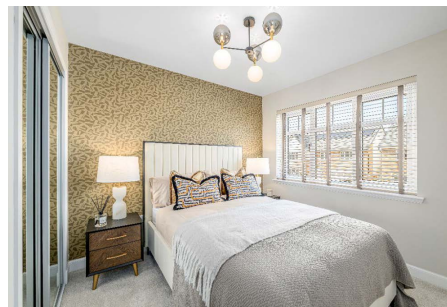


Description

The accommodation opens with an entrance hallway incorporating useful storage. Positioned to the front is an elegant lounge, providing an ideal space to relax, while the rear of the home is dedicated to an impressive open plan kitchen, dining and family area with doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room and convenient WC complete the ground floor.

The first floor hosts four well proportioned bedrooms, two of which benefit from built in wardrobes, while one enjoys the luxury of an en-suite shower room. Completing this level is a stylish four piece family bathroom, fitted with both a bath and separate shower cubicle.

The second floor is home to the generous principal suite, complete with built in wardrobes and a four piece en-suite bathroom. Also on this level is a sixth bedroom, which could be utilised as a home office/study. Further benefits include gas central heating, double glazing, solar panels and a 10-year NHBC warranty.



Please note, that whilst the external CGI and photography are of a 'Mellor' showhome they are not of this particular plot. Please also note the EPC and council tax band are as anticipated.

Gardens & Parking

There is a welcoming garden to the front and a fully enclosed rear garden, ideal for dining and entertaining in the warmer months. The property has an integral garage and a driveway offering off street parking.

Factoring

The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £200 per annum.

Reservation Process

Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded with 28 days with further £250 missives deposit then payable. The reservation fee and missive deposit are both part payment of price and will be deducted from settlement figure.

Viewing

By appointment through Neilsons (0131 625 2222).



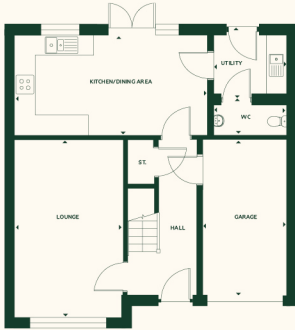


Location

The property is situated within an established modern development situated to the south east of Edinburgh city centre with excellent amenities serving everyday needs including reputable schooling and a David Lloyd Leisure Centre. 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. For those seeking alternative transport methods, Shawfair Railway Station, which sits on the Borders line, is only a short distance from the property. Regular bus services serve many parts of the city including the city centre and Sheriffhall 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. The property is also within easy reach of the Edinburgh Royal Infirmary providing an ideal base for hospital staff.

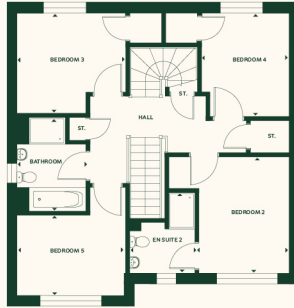


The Mellor



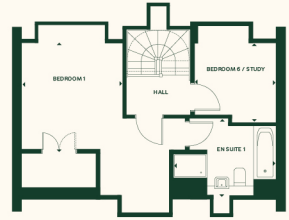
GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	3.26m x 5.32m	10'8" x 17'5"
Kitchen	2.34m x 3.00m	7'8" x 9'10"
Family/ Dining Area	3.63m x 3.00m	11'11" x 9'10"
Utility Room	2.03m x 1.77m	6'8" x 5'9"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 2	2.69m x 3.47m	8'9" x 11'4"
En Suite 2	1.90m x 1.51m	6'3" x 4'11"
Bedroom 3	3.27m x 3.00m	10'8" x 9'10"
Bedroom 4	2.57m x 3.06m	8'5" x 10'
Bedroom 5	3.26m x 2.40m	10'8" x 7'10"
Bathroom	2.03m x 2.80m	6'7" x 9'2"



SECOND FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.27m x 3.40m	10'8" x 11'2"
En Suite 1	2.19m x 2.40m	7'2" x 7'10"
Bedroom 6	2.57m x 2.54m	8'5" x 8'4"

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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