



18 Desmoulins Drive, Shawfair, EH22 1GL

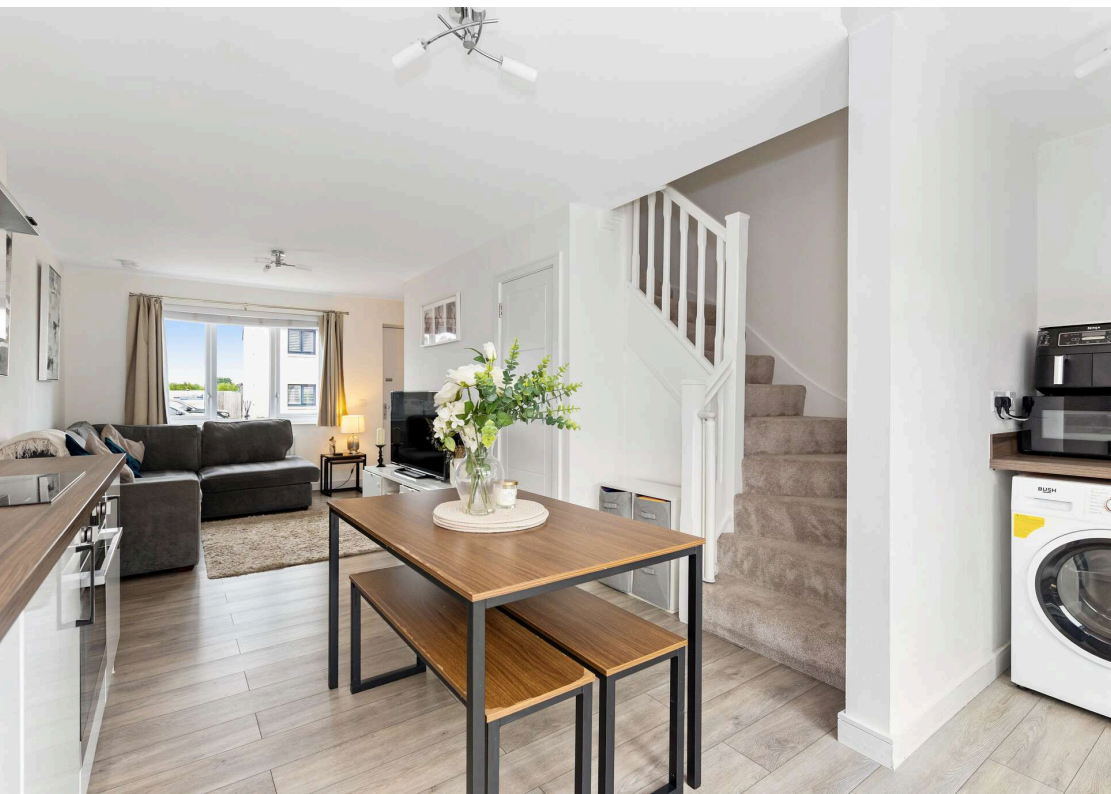


Welcome

Welcome to 18 Desmoulins Drive - an impressive, as new property, built circa 2022, featuring all the benefits of a new build with all the additional extras not normally available when buying direct from the builder. This contemporary, bright, and spacious two-bedroom terraced house is set in a modern estate in a sought-after residential location in the expanding Shawfair area near Danderhall. Boasting a high specification interior and quality finishes throughout, this conveniently located property is ideally placed to take advantage of all the transport links, schooling, and local shopping. Ideal for first time buyers, professional couples and young families, this property has private garden grounds to the front and rear, which are ideal for outside entertaining, with the added benefit of allocated and visitor parking.

- Superb location in a modern residential estate
- Within easy reach of all amenities and transport links
- Open plan contemporary dual aspect living dining and kitchen area with front facing window and French doors to the rear
- Kitchen area with a range of units and quality integrated appliances
- Utility area opposite the kitchen
- Ground floor WC
- Upper hallway with loft access and store cupboard
- Main bedroom with window to the front, and built-in full width wardrobes
- Bedroom two with window to the rear
- Family bathroom with three-piece white suite, shower over the bath and shower screen
- Gas central heating, double glazing, and solar panels
- Allocated and visitor parking
- Private garden grounds to the front and rear, the ideal spot for outside entertaining and relaxation







Shawfair

Shawfair is a growing and vibrant community in Edinburgh near Danderhall, offering an exceptional blend of modern living and convenient amenities. Residents enjoy brand-new primary and secondary schools, nurseries, restaurants, cafés, health clubs, and shops- with plans underway for a swimming pool, theatre, sports pitches, vocational training facilities, commercial offices, and even a hotel. Perfectly placed for both city life and the great outdoors, Shawfair offers easy access to beaches, woodland walks, and scenic cycle paths. With its own train station on the Borders line, you can reach Edinburgh city centre in minutes, while excellent bus services, the A1, and the Edinburgh City Bypass keep you connected.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including white goods may be available by negotiation and are subject to offer.





Get in touch

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Property Hub:

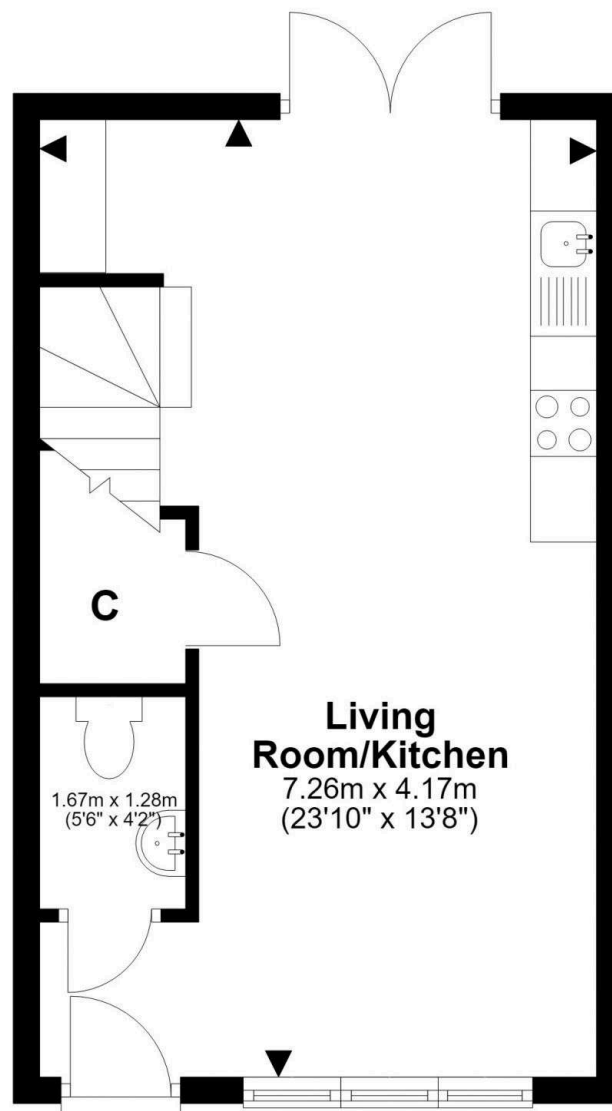
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

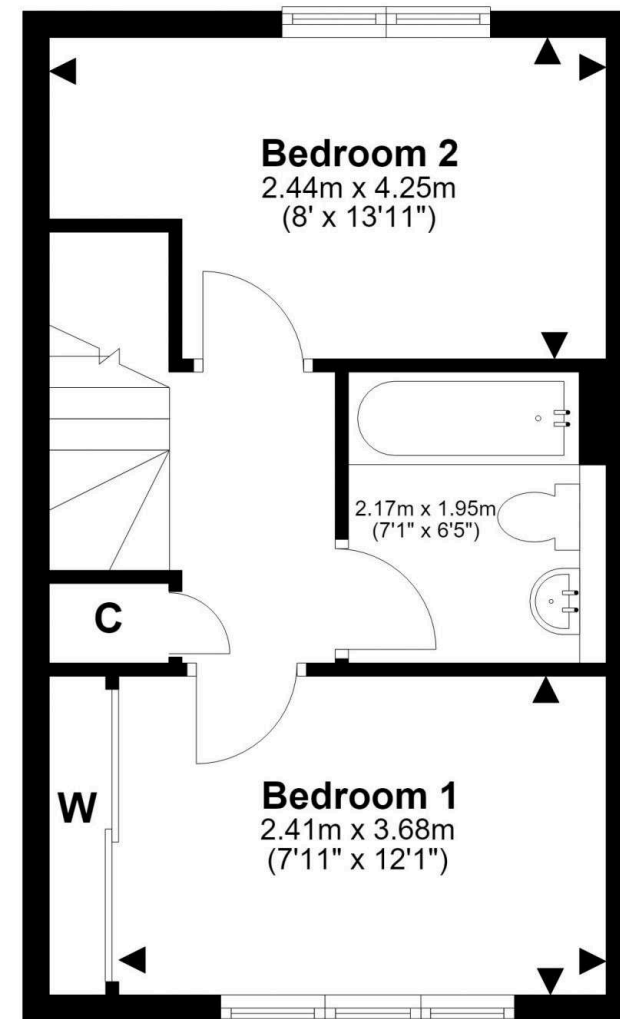
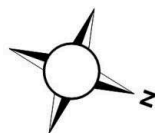
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.