

45 Fernwood Drive, Danderhall, EH22 1FS



Description

Exquisitely designed 4 bed detached home benefiting from carefully considered interior specification, which features thoughtful design elements and an acute attention to detail. Commanding an enviable setting, this stunning home is a natural choice for a professional couple or growing family, and offers spacious and tastefully presented interior which comes with the added attraction of a double garage.

Features

- Superb detached home set within sought-after development
- Sunny south-facing rear garden offering an ideal space for summer relaxation and outside entertaining
- High spec interior
- Sleek and stylish kitchen/dining room which comes complete with integrated appliances
- Useful utility room
- Four spacious double bedrooms, two with en-suites
- Principal bathroom with white suite and separate shower
- Intruder alarm, gas central heating and double glazing
- Double garage and driveway

Extras

The blinds double oven, hob, dishwasher, fridge/freezer and garden shed are included.

Factor

The development is factored by Woodland Trust for approx. £30.00 a quarter according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



Location

Nestled in the Midlothian countryside, yet just a mile from Edinburgh City Bypass, the popular village of Danderhall promises a wonderful semi-rural escape within easy reach of the capital. In addition to unrivalled access to the A720 and a local bus service, residents are also just minutes' drive from Shawfair station, which is served by the Borders Railway line and offers swift links into the city centre in just fifteen minutes. Extensive retail and leisure facilities can be found at Fort Kinnaird or in Dalkeith, both of which are a mere ten minute drive away. The area falls within the catchment for well-regarded schools. Thanks to its semi-rural setting, Danderhall provides the perfect base from which to enjoy all the Midlothian countryside has to offer. From hiking, mountain biking and snow sports in the Pentland Hills, to tranquil walks along the River North Esk and exploring ancient valleys and glens.

Price and Viewing

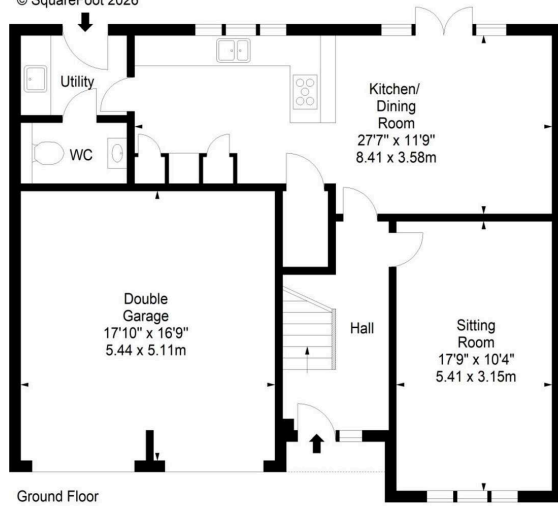
For price and viewing information or further details on this property please contact us on 0131 557 3188.



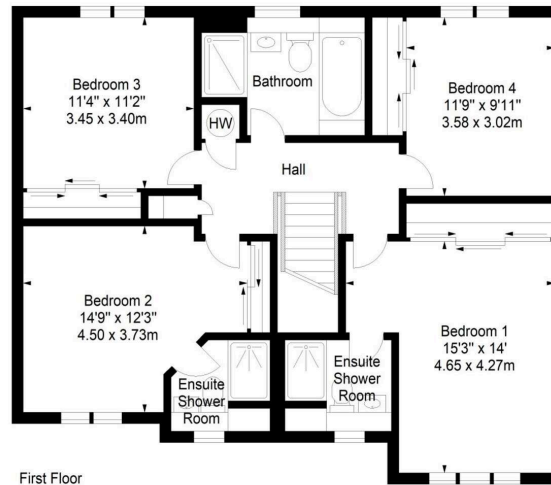
Fernwood Drive,
Danderhall,
Dalkeith,
Midlothian, EH22 1FS



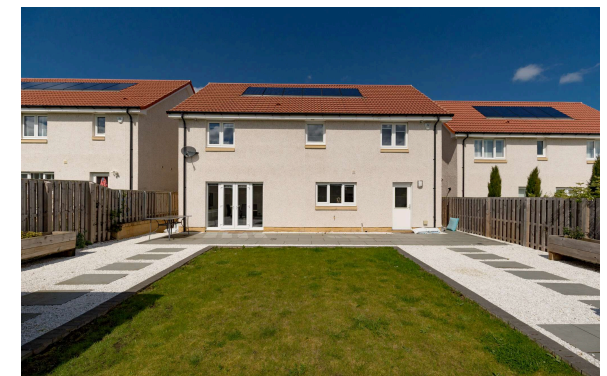
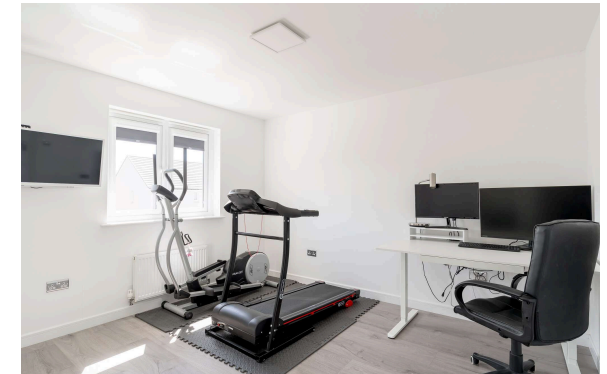
Approx. Gross Internal Area
1641 Sq Ft - 152.45 Sq M
Double Garage
Approx. Gross Internal Area
297 Sq Ft - 27.59 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

