



38 Forthview Crescent
Danderhall, EH22 1NB

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED VILLA

- Living Room
- Kitchen/ Dining Room
- Three Double Bedrooms
- Shower Room
- Bathroom
- Private Front & Rear Garden
- Driveway
- Double Glazing
- Energy Efficient Heat Pump Heating System
- EPC Rating – A



Situated within a quiet residential area, this well-presented, energy efficient, move-in-condition semi-detached villa is located in the town of Danderhall; a popular residential area positioned to the south-east of Edinburgh city centre, offering the ideal balance of suburban living with convenient transport connections. The local area benefits from a range of amenities including shops, schools and healthcare services, including a David Lloyd Gym at Shawfair. Additionally, retail and leisure facilities can also be found nearby at Fort Kinnaird Retail Park. The accommodation comprises; welcoming entrance hallway, bright and spacious living room, separate dining kitchen and shower room. Upstairs leads to three good-sized double bedrooms and bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with a decked seated area and a driveway that provides off-street parking. The property is fully double glazed and has an energy efficient heat pump central heating system. Further benefits include solar panels together with battery, currently benefitting from competitive preferential tariffs. Included in the sale are the fitted carpets and floor coverings, oven, hob, and blinds. All appliances included in the sale are sold as seen with no warranty provided.

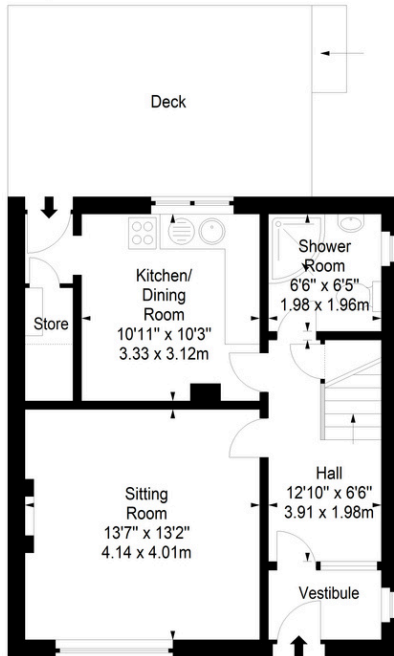




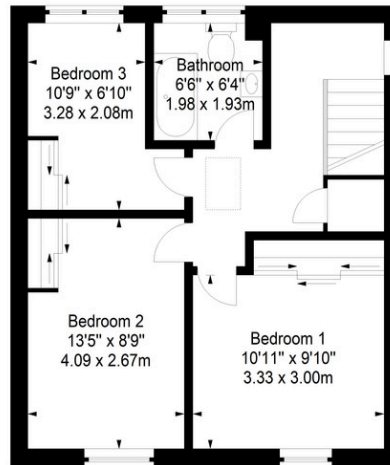
**Forthview Crescent,
Danderhall,
Dalkeith,
Midlothian, EH22 1NB**



Approx. Gross Internal Area
1004 Sq Ft - 93.27 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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