



11 Redcroft Road  
Danderhall, EH22 1FQ

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED HOUSE

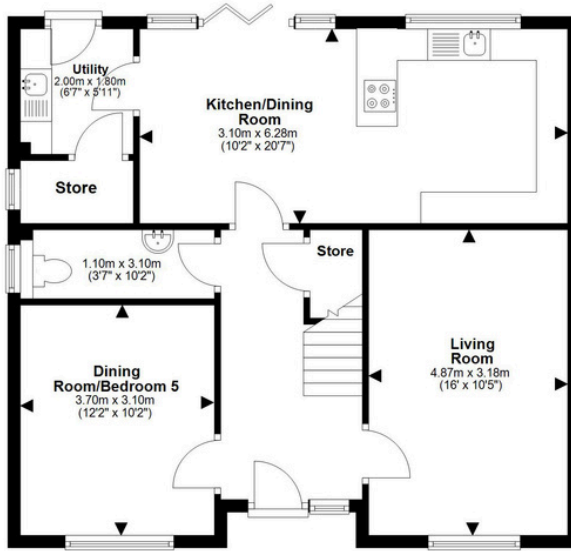
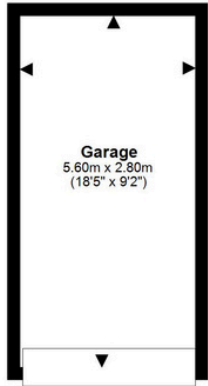
- Living Room
- Kitchen/ Dining Room
- Utility Room
- W.C.
- Dining Room/ Bedroom 5
- Four Bedrooms
- Two En-Suites
- Bathroom
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – B



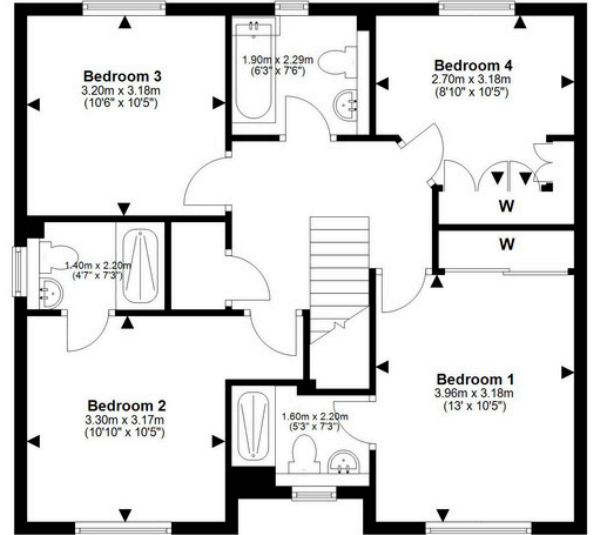
Set within a modern residential development, this attractive detached property enjoys a prime position in the sought-after village of Danderhall, a short distance south of Edinburgh city centre. It offers easy access to a variety of local amenities, along with excellent transport links into and out of the city. In excellent move-in condition, this stylish home offers a bright and spacious living room, a flexible dining room or fifth bedroom, and a well-presented kitchen/dining area complete with utility room and separate W.C. Upstairs, you'll find four double bedrooms including two with en-suites, as well as a family bathroom with a shower over the bath. Externally, there is a beautifully maintained private garden to the rear with a garage and double driveway that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.







**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.



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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