



Offers Over
£200,000

7 Campview Gardens

Danderhall | Midlothian | EH22 1PR

A fantastic opportunity has arisen to purchase this impressive, truly stunning mid-terraced villa with extensive private gardens and residential parking, in a quiet cul-de-sac within the popular residential area of Danderhall. The property is close to excellent amenities, reputable schooling and good transport links and would undoubtedly appeal to first time buyers, professionals and young families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief, the accommodation comprises; welcoming entrance hallway, light and airy dual-aspect reception/ dining room with French doors opening onto the rear garden and a generous storage cupboard, and a stylish modern fitted kitchen complete with appliances. There is a well-proportioned principal bedroom with mirrored fitted wardrobes, a second good-sized double bedroom, and a third single bedroom with a fitted cupboard. The accommodation is completed by a contemporary bathroom featuring a three-piece suite with shower over bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated dishwasher and fridge/freezer. The sofa can also be made available by separate negotiations.

Gardens & Parking

Externally, the fully enclosed rear garden is mainly laid to lawn with decking area and rear gate, creating the ideal environment for children to play and enjoy outside dining/relaxing. To the front there is a section of private garden laid to lawn with path leading to the front door. For the car user there is residents parking to the back and surround area.

Viewing

By appointment through Neilsons 0131 625 2222.





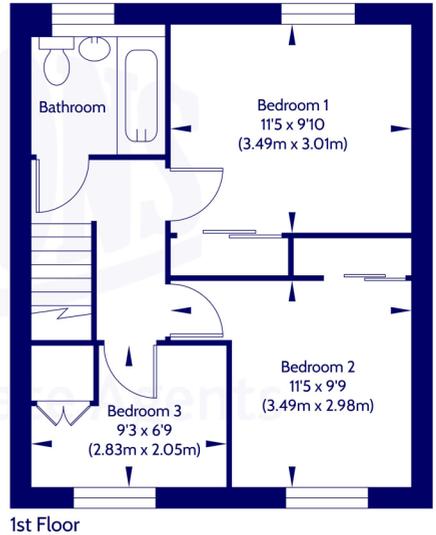
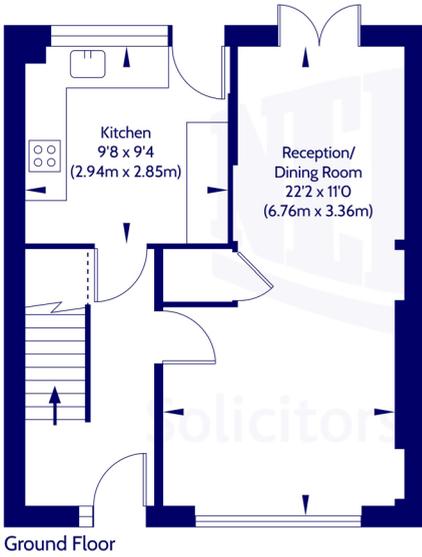
Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. 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. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. The property is also a short drive to Shawfair train station. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.





Approx. Gross Internal Floor Area 73 Sq M / 787 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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