



55 SPEEDWELL AVENUE

Danderhall, Midlothian, EH22 1RA



1

Public Room



3

Bedrooms



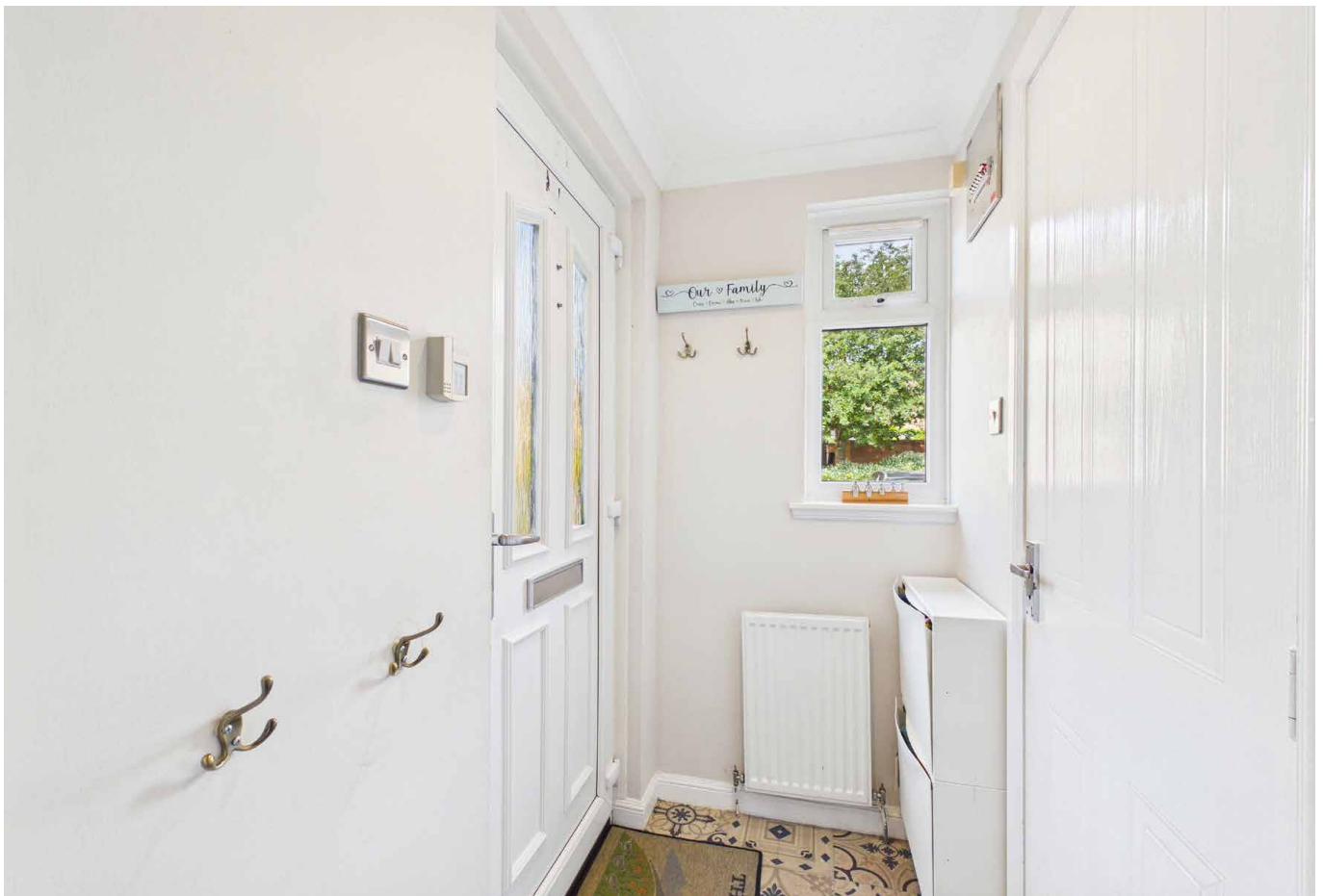
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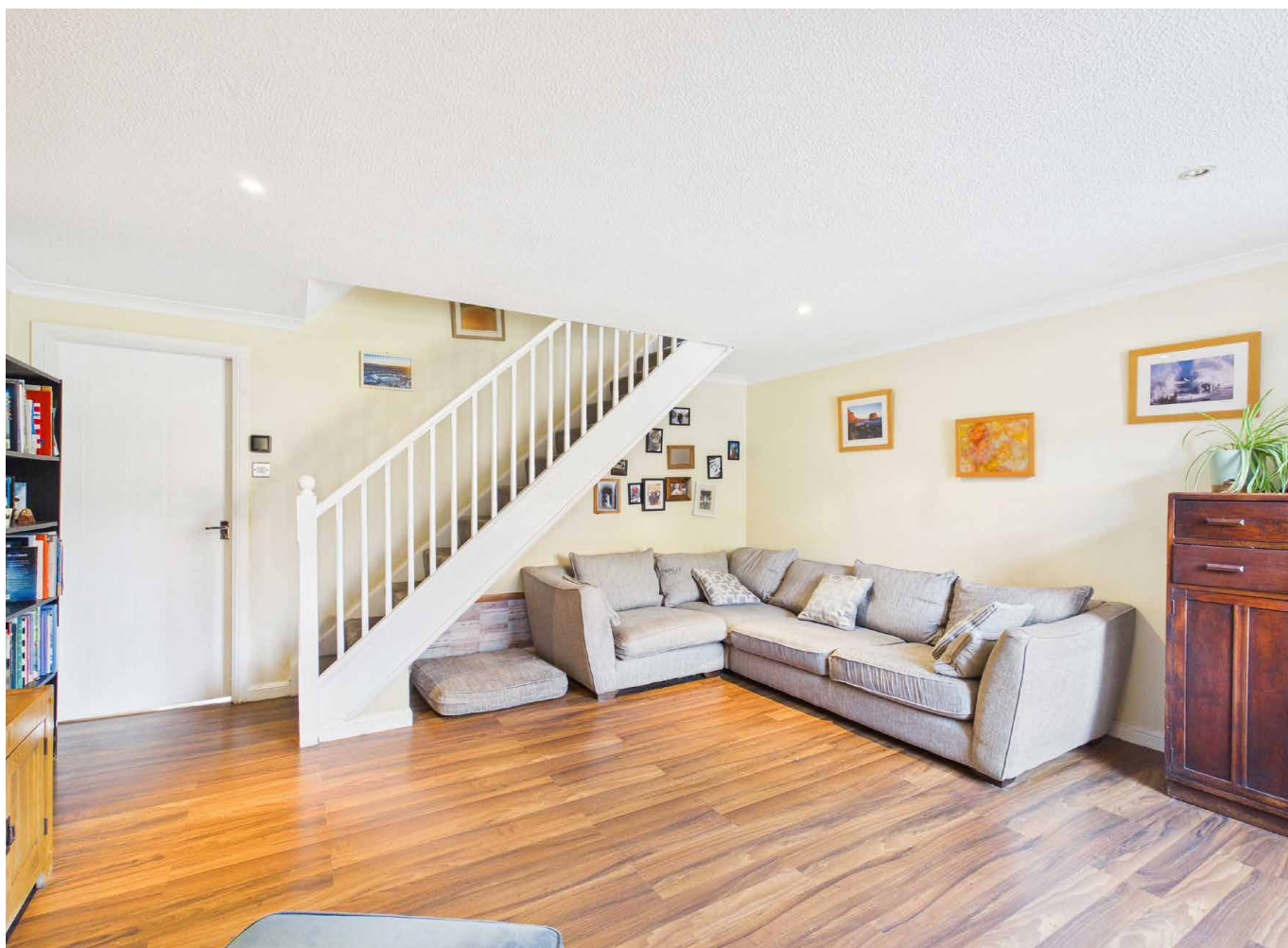
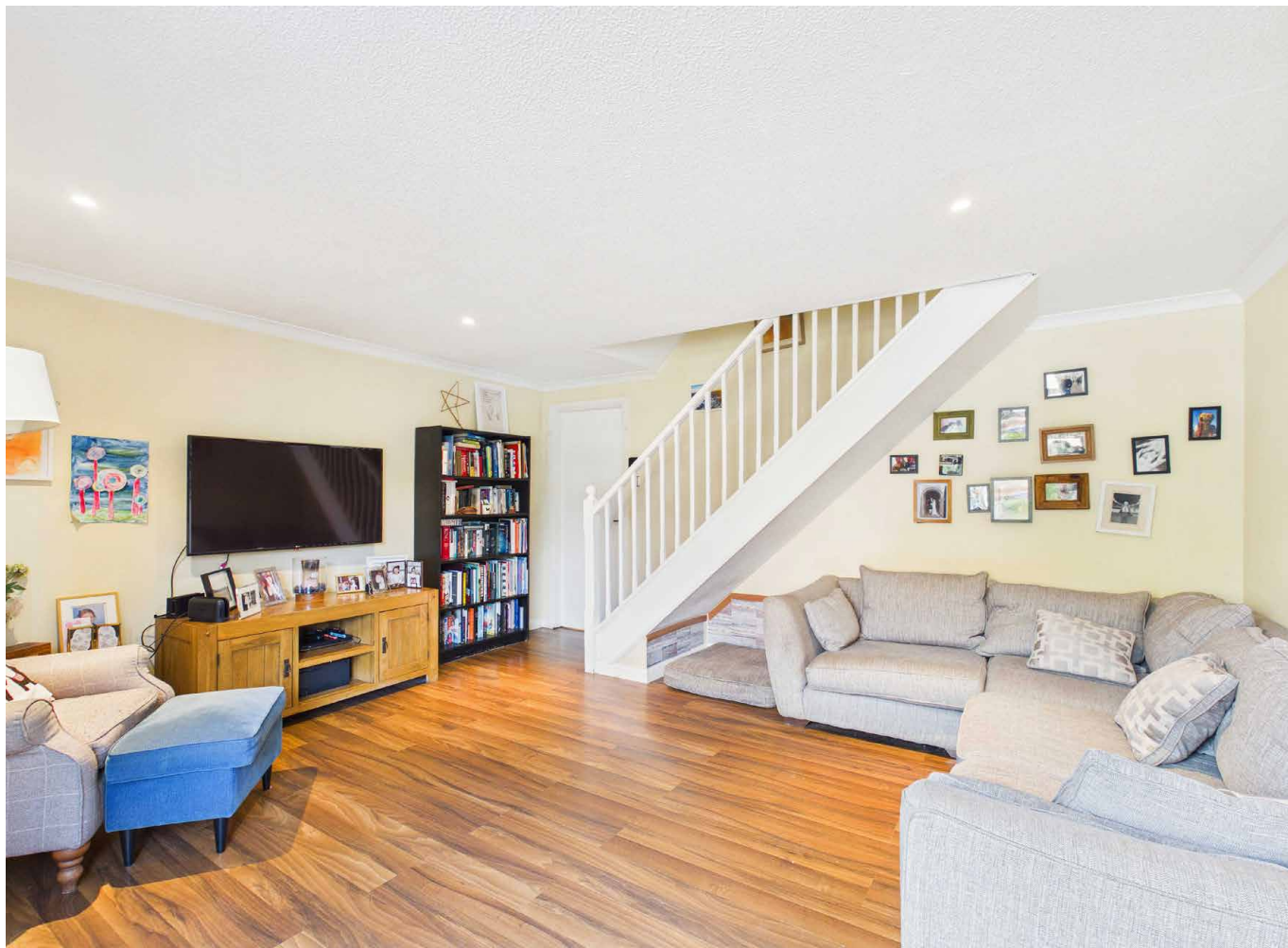
Bathroom

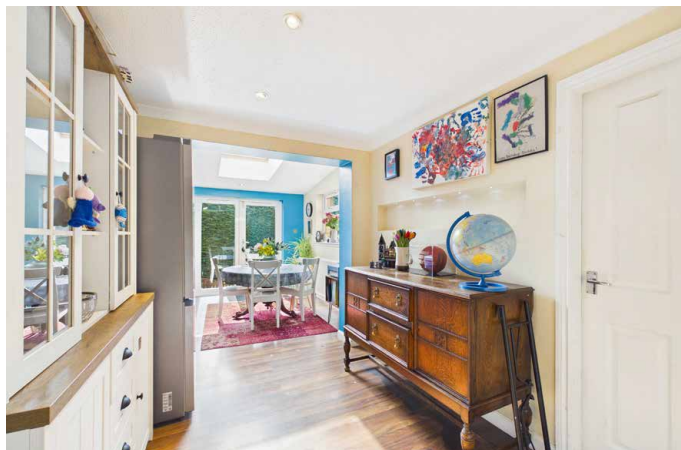


55 SPEEDWELL AVENUE

This modern three-bedroom semi-detached house makes an ideal family home, with a private driveway, an integral garage, a sheltered enclosed garden, and a peaceful village setting within easy reach of central Edinburgh and the City Bypass. The welcoming accommodation includes a comfortable west-facing living room connected directly to a wonderfully bright and stylish dining kitchen with garden and garage access, as well as a flexible home office or play room. Three bedrooms are accompanied by a bright bathroom with a shower-over-bath, while a ground-floor WC provides additional convenience.







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EPC
RATING

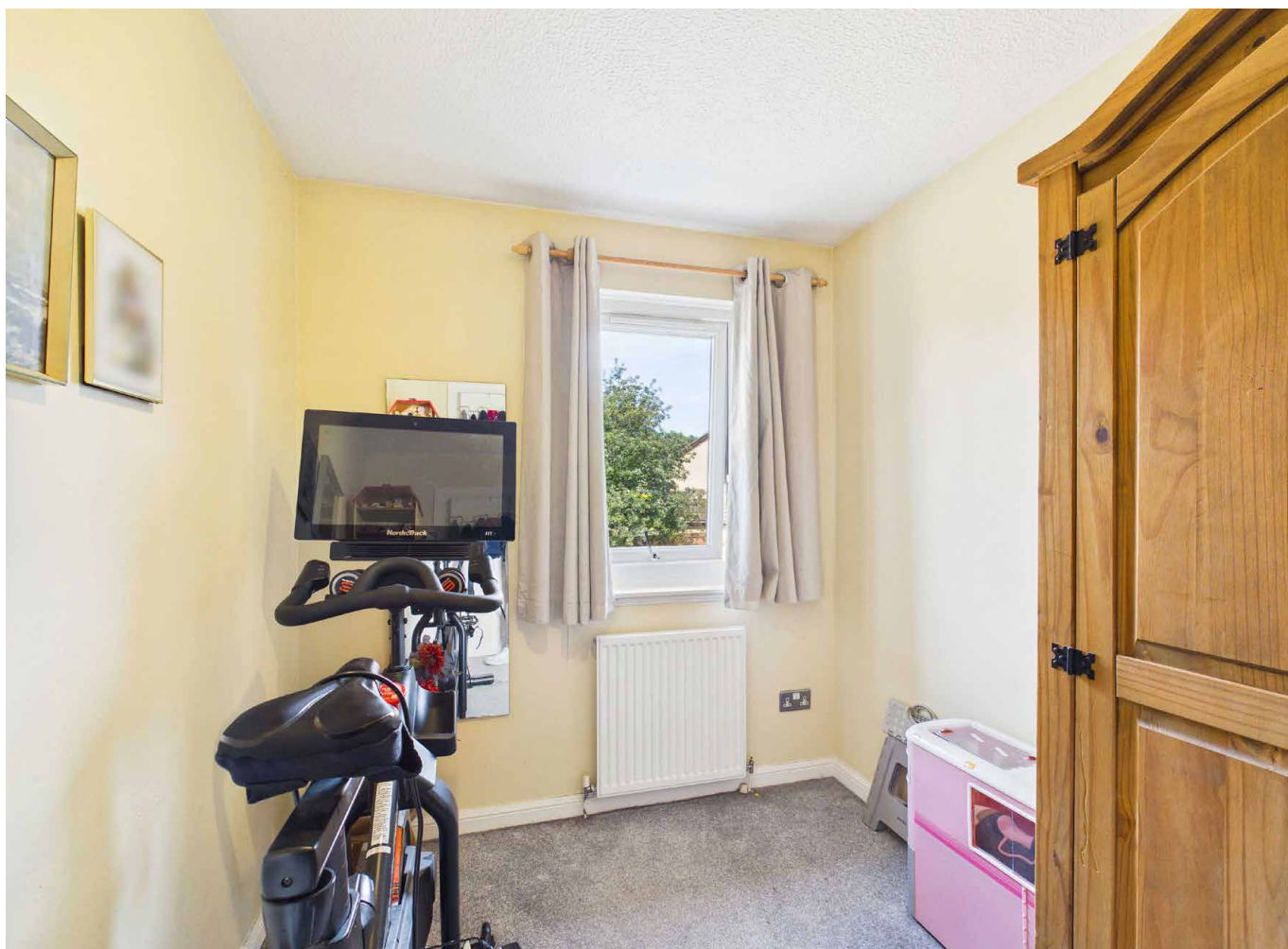
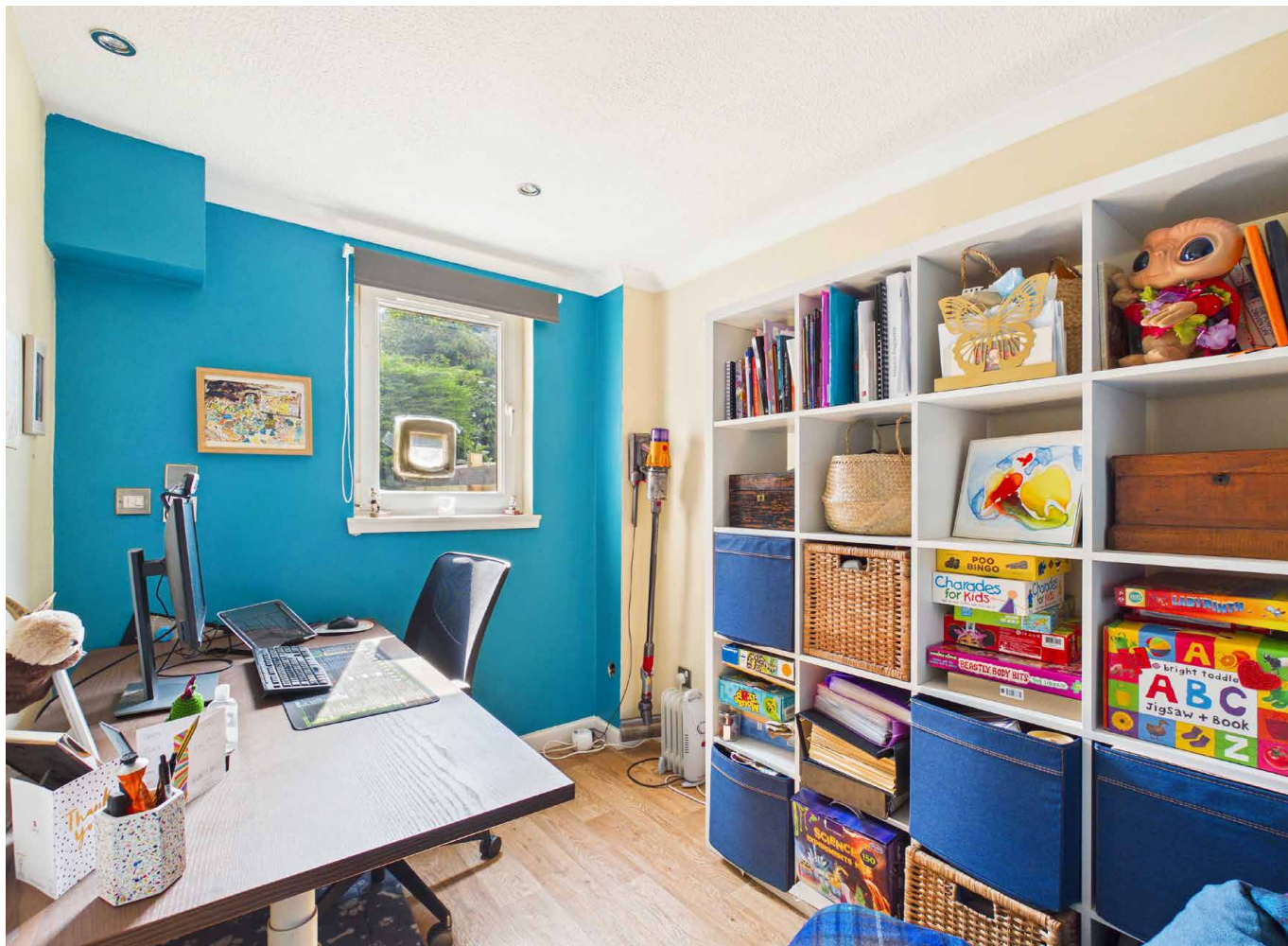
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful village setting close to central Edinburgh
- Modern semi-detached family home
- Bright entrance vestibule with WC
- Comfortable west-facing living room connected to the kitchen
- Stylish dining kitchen with garden and garage access
- Flexible home office or play room
- Three bedrooms, one with built-in storage
- Bright bathroom with shower-over-bath
- Sheltered enclosed rear garden
- Private driveway and integral single garage







Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Factor: The factor is managed by Hacking and Patterson at an approximate quarterly cost of £45.00.



DANDERHALL, MIDLOTHIAN

Offering a delightful semi-rural setting, just five miles from the centre of Edinburgh, the Midlothian village of Danderhall is an appealing choice for those seeking to escape the bustle of the city. The village is well-served by local amenities incorporating a supermarket, a library, a GP surgery, a takeaway and a pub. The nearby town of Dalkeith provides a wider range of shopping and entertainment facilities, as do Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both situated close by. Surrounded by picturesque countryside, Danderhall offers a wonderful setting for outdoor pursuits, whilst the village leisure centre includes a gym and an activity hall. In addition to a primary school, located within the village, an array of secondary and prestigious independent schools can be found within the surrounding area. Located just a 20-minute drive from the heart of the capital, Danderhall is also conveniently placed within easy reach of the Edinburgh City Bypass and well-connected by bus and nearby rail links.



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