



# 23 SPEEDWELL AVENUE

Danderhall, Edinburgh, EH22 1RA



1

Public Room



5

Bedrooms



2

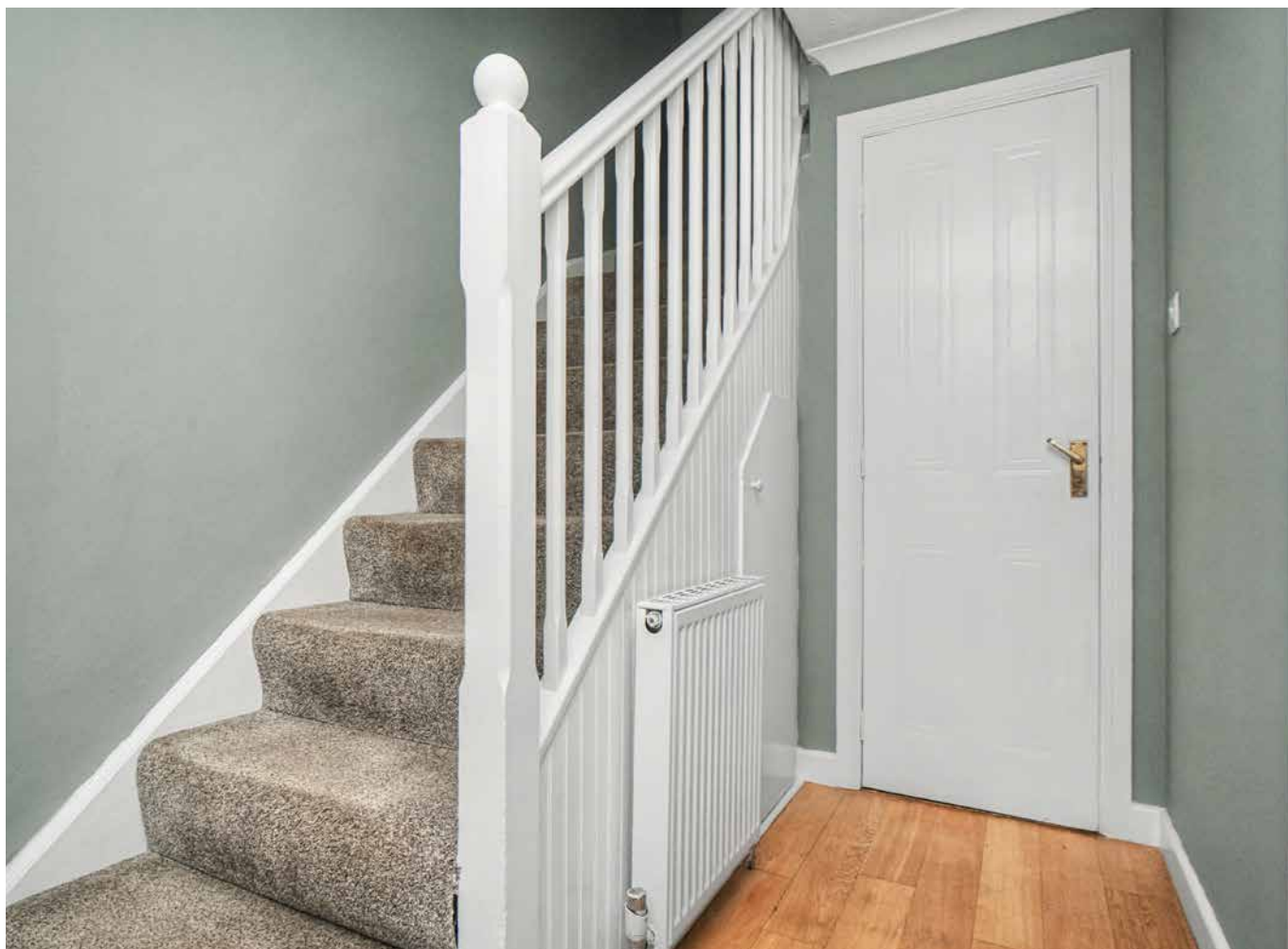
Bathrooms



## 23 SPEEDWELL AVENUE

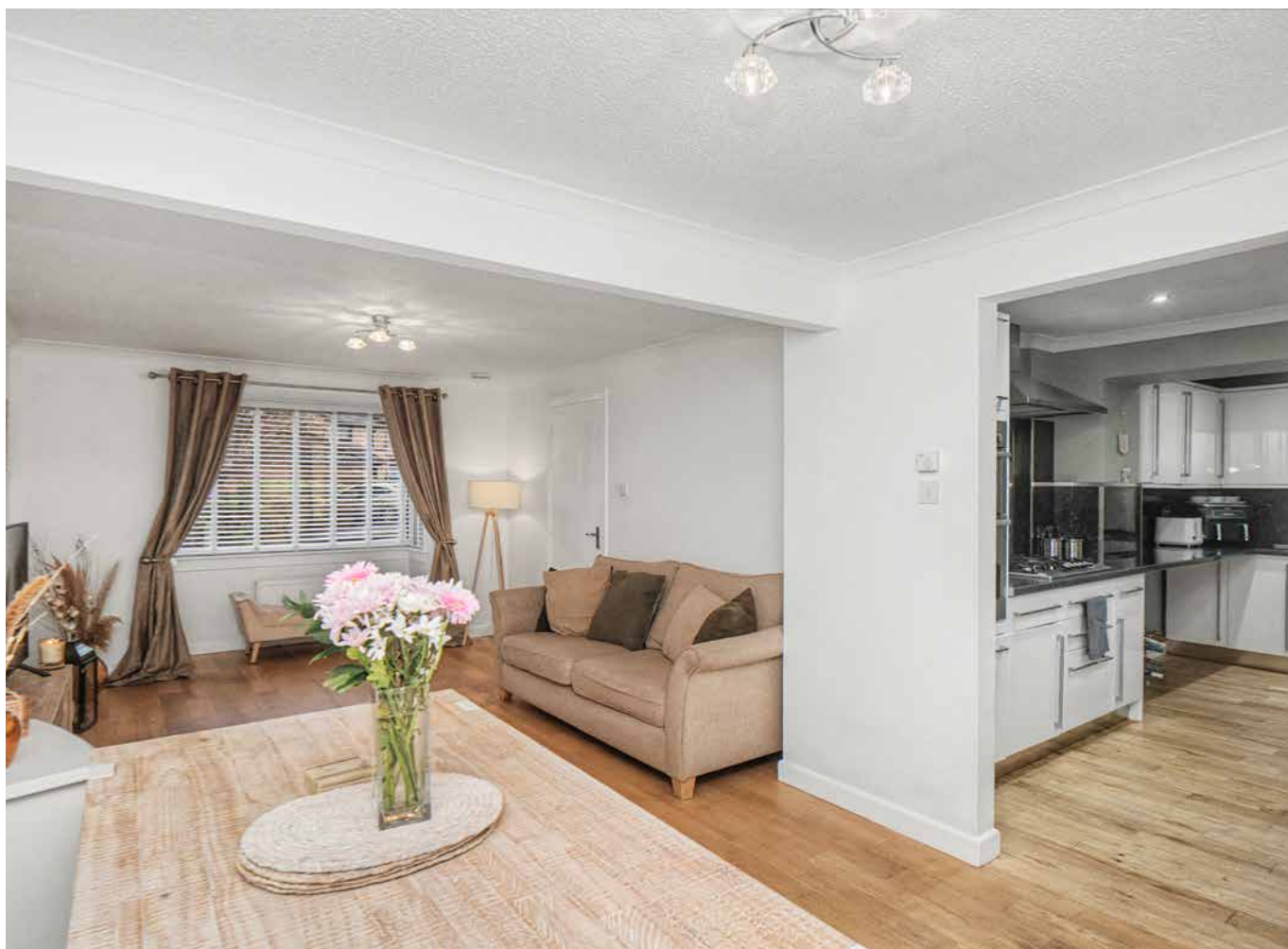
Welcome to a large five-bedroom detached house, offering high-end modern interiors finished with attractive decoration throughout. This south-facing property has the added benefit of an expansive living area and a generously appointed kitchen. It also features an on-trend bathroom, en-suite, and WC. Furthermore, the home has private parking and a fully-enclosed rear garden with neat patio areas framing an artificial lawn, making it ideal for outdoor dining and playing children alike.

Set close to lots of green spaces and the surrounding countryside, the property further boasts an idyllic location in the charming village of Danderhall. It is just a short 20-minute drive from Edinburgh city centre, providing a semi-rural ambience with the convenience of city living. There are excellent amenities close by, including Fort Kinnaird and Cameron Toll Shopping Centres which are both a very short drive away. Schools are also nearby, along with regular bus and rail links for travelling around Edinburgh and beyond.



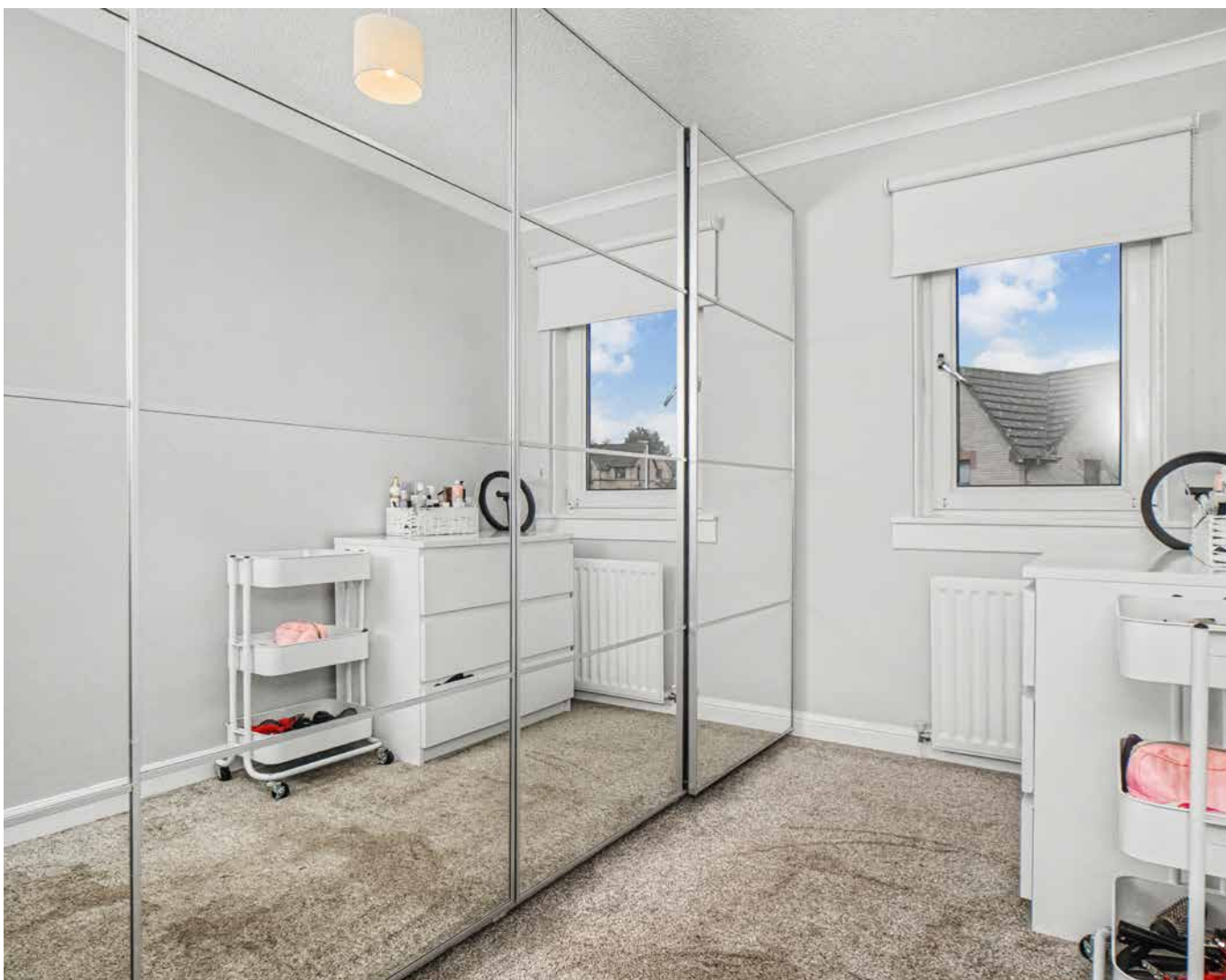












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EPC  
RATING

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COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A modern, executive detached house
- Part of a family-friendly development
- Highly desirable location in popular Danderhall
- Neutral interiors finished to high standards
- Welcoming entrance hall with storage and WC
- Large living/dining room with box bay window
- Well-appointed kitchen with monochrome styling
- Separate utility room/workshop with garden access
- Five airy bedrooms (two with built-in storage)
- Contemporary three-piece en-suite shower room
- Matching family bathroom with overhead shower
- Easy-to-maintain gardens to the front and rear
- Private front driveway for off-street parking





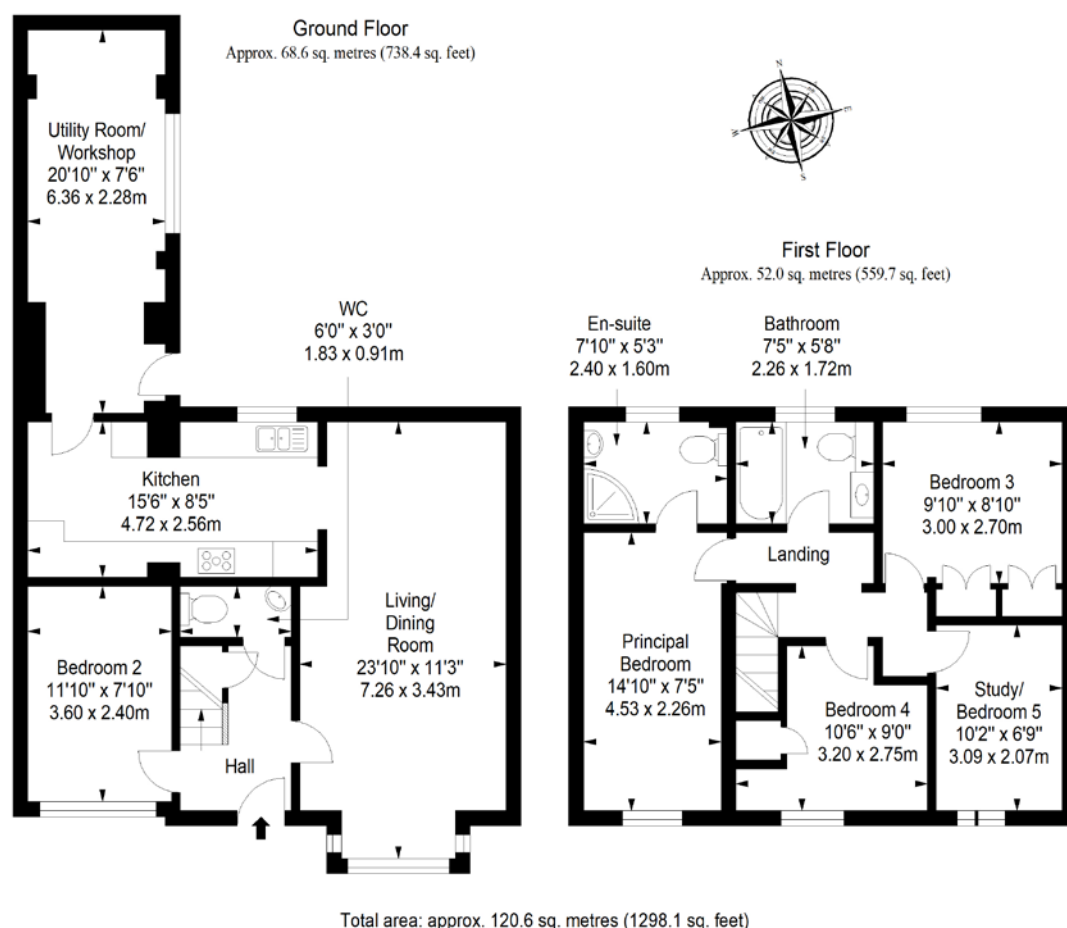
Extras: integrated kitchen appliances (five-burner gas hob, extractor hood, and double oven), a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Hacking & Paterson, 2 Redheughs Rigg, EH12 9DQ, at an approximate yearly cost of £192 (£16p/m).



# DANDERHALL

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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