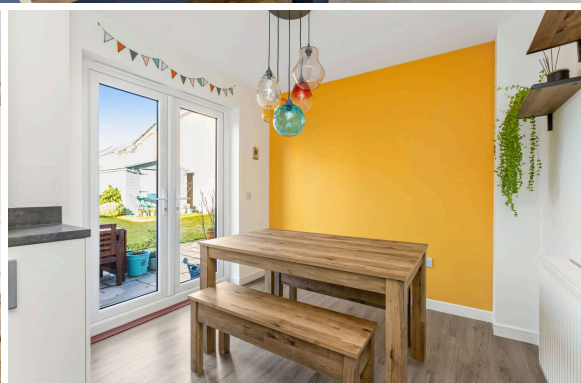




4 Redcroft Road
DANDERHALL | EH22 1FQ


warners
solicitors & estate agents



4 Redcroft Road

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Nestled within the highly regarded modern Shawfair development in the sought-after Danderhall area, this beautifully presented semi-detached home offers an exceptional opportunity to acquire a stylish and well-proportioned family property in a peaceful yet superbly connected setting. Finished to an immaculate standard throughout, the home combines contemporary design with practical living, further enhanced by gas central heating, double glazing and solar panels for year-round comfort and energy efficiency.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway, complemented by a convenient ground-floor WC. The bright and generously sized lounge is an inviting space, featuring a large picture window that allows natural light to flood the room, creating an ideal environment for both relaxation and entertaining. To the rear, the impressive dining kitchen is fitted with high-quality, modern units and provides ample space for family dining, with French doors opening directly onto the garden, seamlessly blending indoor and outdoor living. Upstairs, the principal bedroom benefits from built-in wardrobe storage and a sleek en-suite shower room, offering a private and comfortable retreat. Two further well-proportioned double bedrooms provide excellent flexibility for family living, guests or home working, while a stylish family bathroom with shower over bath completes the internal accommodation. Externally, the property enjoys a private driveway flanked by small front lawn and a particularly attractive, fully enclosed rear garden. The garden has been thoughtfully landscaped, featuring a well-maintained lawn and a generous Indian sandstone patio area, ideal for al fresco dining and outdoor entertaining. A substantial garden shed provides valuable external storage, further enhancing the practicality of this outstanding home.

- Immaculately presented modern three bedroom semi-detached home
- Located within the popular and well-connected Shawfair development
- Welcoming entrance hallway with convenient WC
- Bright and spacious lounge with large picture window
- Contemporary dining kitchen with French doors to rear garden
- Principal bedroom with built-in wardrobe and en-suite shower room
- Two further well-proportioned double bedrooms
- Stylish family bathroom with shower over bath
- Gas central heating, double glazing and Solar Panels
- Private front & rear landscaped gardens with large shed
- Private driveway

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

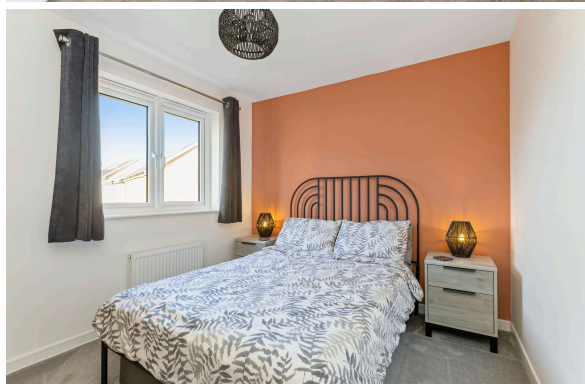


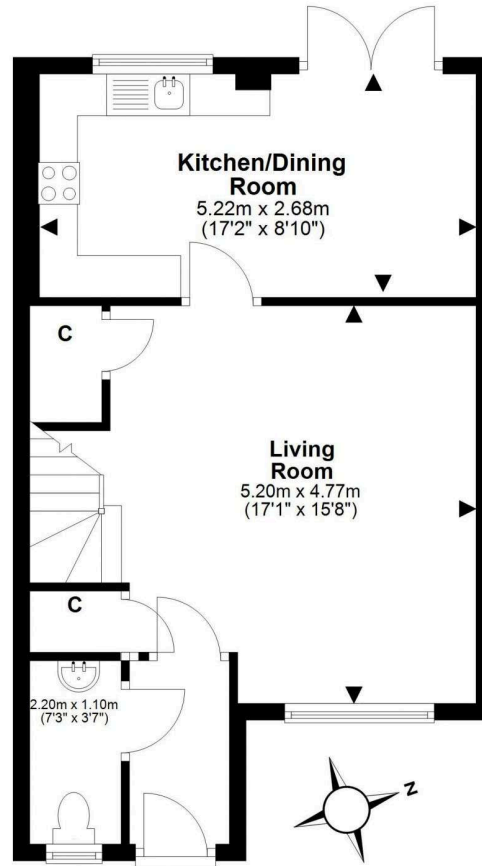
Included in the sale: Shed, integrated kitchen appliances, washing machine, blinds in bedroom 1, 2 and en-suite, all curtain rods, curtains in bedroom 2 and 3, all fitted shelves and railing in WC, en-suite and bathroom, fitted shelves in kitchen, and one set of wall coat hooks in downstairs storage cupboard. All light fittings will be included, with the lampshades in hallway, landing, living room, bedrooms 1, 2 and 3 being removed.

Energy Rating B, Council Tax band E

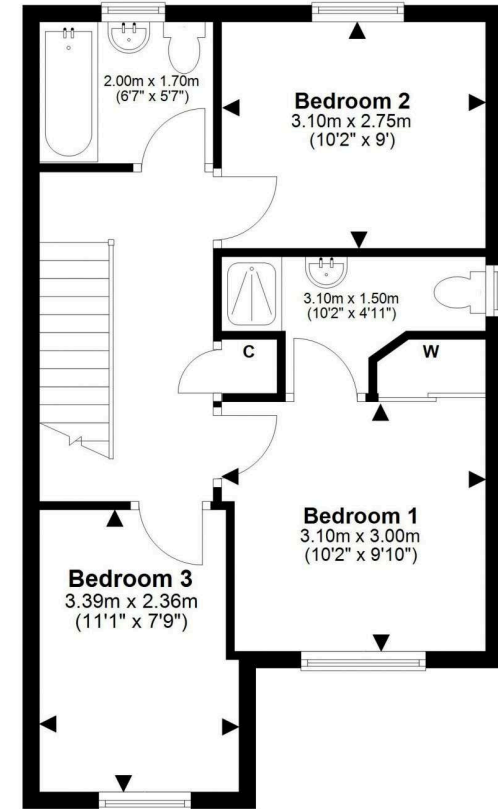
Fee payable to factor, Scottish Woodlands, approx. £220 per year with deposit of £130.

Danderhall is located approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.





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.