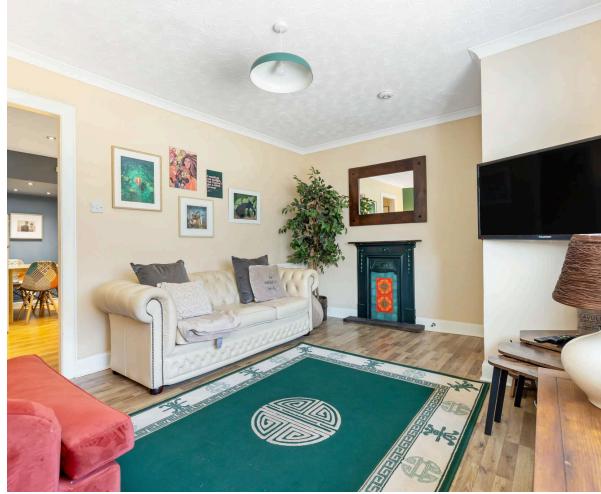




119 Edmonstone Road, Danderhall, EH22 1QX



Welcome

Welcome to Edmonstone Road, this charming two-bedroom terraced property offers an excellent opportunity for first-time buyers, small families, or investors seeking a well-presented home in a popular residential area on the outskirts of Edinburgh. The property is in good condition throughout and has been tastefully maintained, providing comfortable and practical living accommodation. Externally, the home boasts a particularly attractive rear garden, designed for both leisure and functionality. The garden includes a lovely decking area, perfect for outdoor dining and entertaining, as well as three sheds which are to be included in the sale, ideal for storage, hobbies, or workshop use. On-street parking is readily available to the front of the property, adding to the convenience of this appealing home. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway
- Front facing living room
- Fully fitted dining kitchen with direct access to the garden
- Two double bedrooms
- Modern shower room
- Gas central heating
- Double glazing
- Beautiful garden to the rear
- On street parking







Danderhall

Edmonstone Road in Danderhall is a residential street situated on the southeastern edge of Edinburgh, within the wider Midlothian area. Danderhall itself is a well-established village community that offers a balance between suburban living and easy access to the city centre. The location benefits from strong transport links, with convenient road connections to the A7 road and Edinburgh City Bypass, making commuting into central Edinburgh and surrounding areas straightforward. The area is served by local amenities including shops, schools, and healthcare facilities, while larger retail and leisure options can be found nearby at Fort Kinnaird. Surrounded by a mix of green spaces and urban conveniences, Edmonstone Road provides a practical and accessible setting for residents seeking proximity to both countryside and city life.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

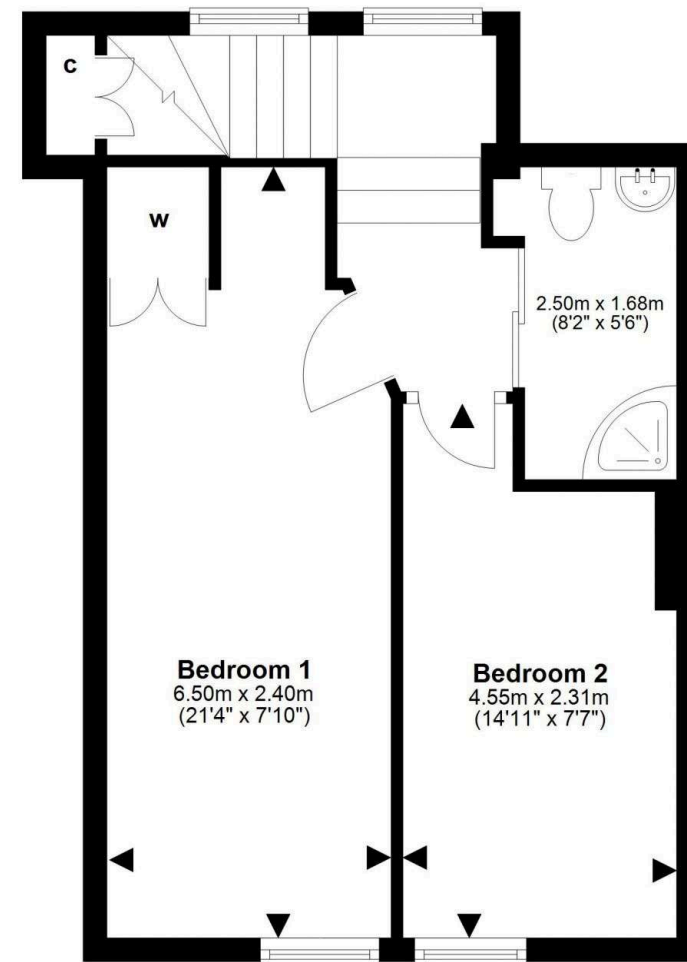
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.