



8C Campview  
DANDERHALL | EH22 1QD

  
**warners**  
solicitors & estate agents



## 8C Campview

DANDERHALL | DANDERHALL | EH22 1QD

Warners are delighted to present this impressive three-bedroom end-terraced home, quietly positioned within a popular residential area of Danderhall. Beautifully maintained and presented by the current owners, the property offers bright, stylish accommodation in move-in condition, making it an ideal choice for first-time buyers, couples and young families.

The home is entered via a welcoming hallway with useful built-in storage, leading through to a spacious dual-aspect living and dining room. This superb main living space is flooded with natural light and provides ample room for both relaxing and entertaining, flowing seamlessly into a conservatory which enjoys views over the rear garden and offers direct access outside, creating a versatile additional reception area. The adjoining kitchen is well-appointed with a range of wall and base units, incorporating a mix of integrated and freestanding appliances, along with excellent storage provision.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from integrated storage. A contemporary family bathroom, fitted with a modern three-piece suite and shower over bath, completes the internal layout.

Externally, the property continues to impress with private gardens to both the front and rear. The enclosed rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring artificial lawn and a raised decking area, ideal for outdoor dining and entertaining, alongside a substantial summer house currently utilised as a home gym, offering excellent additional space for a variety of uses. To the front, a generous driveway provides convenient off-street parking.

Further benefits include gas central heating and double glazing.

Combining generous living space, modern presentation and a convenient location close to local amenities and transport links, this superb home represents an excellent opportunity. Early viewing is highly recommended.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

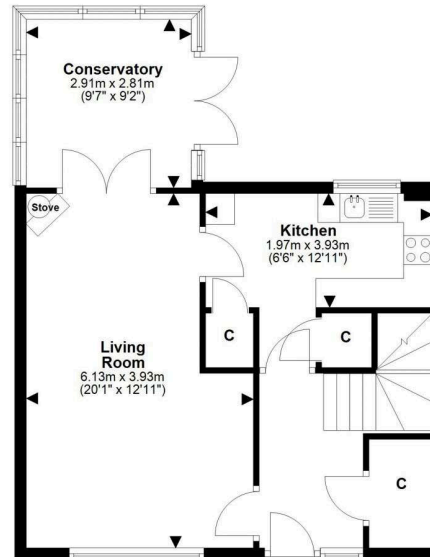
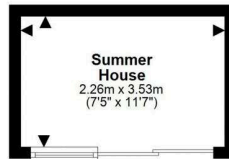
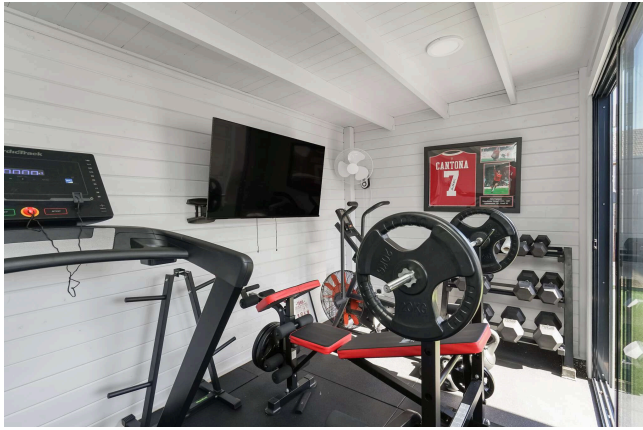




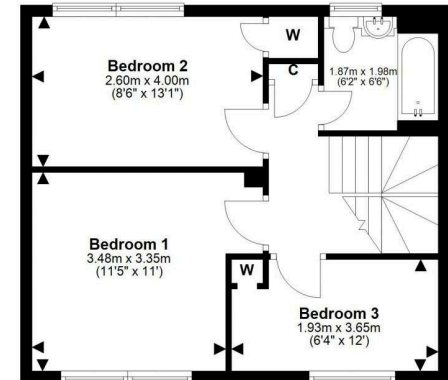
Council tax band C, EPC rating D  
Extras to include; Fridge, freezer, washing machine and tumble dryer. Oven and microwave. Blinds and curtains, fixtures and fittings.

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.