










Fixed Price

**£549,995**

## 9 Archway Avenue

Danderhall | Dalkeith | EH22 1PB

Situated within the popular Shawfair development, enjoying excellent transport links, local amenities, well-regarded schooling and nearby green spaces, this outstanding five bedroom 'Roslin' detached villa by Dundas Homes offers the perfect setting for modern family life. With a high specification throughout, the property boasts a spacious and versatile layout, complemented by private gardens, a driveway and double garage.

-  2 public rooms
-  5 bedrooms
-  3 bathrooms plus WC
-  Front & rear gardens
-  Double garage and drive
-  EPC rating – A
-  Council tax band- G



## Description

The accommodation opens with a welcoming hallway incorporating a convenient WC. Positioned to the front of the property is a bright and comfortable lounge, while to the rear is an impressive open plan kitchen, dining and family room, creating a wonderful setting for everyday family life as well as entertaining. French doors provide direct access to the rear garden, seamlessly connecting the indoor and outdoor space. A practical utility room completes the ground floor.

The first floor hosts the generous principal bedroom, featuring built in wardrobes and a four piece en-suite bathroom with a bath and separate shower cubicle. There are three further double bedrooms, one of which also enjoys an en-suite shower room, together with a fifth single bedroom and a contemporary four piece family bathroom. The landing also has a dedicated IT area, providing an ideal space for home working or study. Further benefits include gas central heating, double glazing, solar panels and a 10 year NHBC warranty.



*Please note, the external is a CGI and the photographs are of various Dundas showhomes but layouts and finishes will differ between housetypes. Please also note the EPC and council tax band are as anticipated.*

## Gardens & Parking

There is a front garden to provide an attractive approach to the property while the rear enjoys a fully enclosed garden, providing a perfect place to enjoy the outdoors in the warmer months and a safe area for children and pets to play. There is an integral double garage and a driveway provides off street parking.

## Factoring

The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £200 per annum.

## Reservation Process

Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded with 28 days with further £250 missives deposit then payable. The reservation fee and missive deposit are both part payment of price and will be deducted from settlement figure.

## Viewing

By appointment through Neilsons (0131 625 2222).



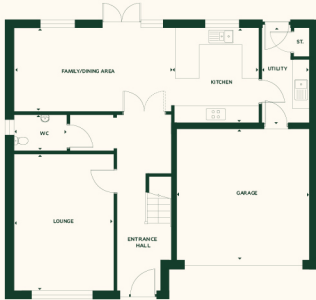


## Location

The property is situated within an established modern development situated to the south east of Edinburgh city centre with excellent amenities serving everyday needs including reputable schooling and a David Lloyd Leisure Centre. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the City of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. For those seeking alternative transport methods, Shawfair Railway Station, which sits on the Borders line, is only a short distance from the property. Regular bus services serve many parts of the city including the city centre and Sheriffhall Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. The property is also within easy reach of the Edinburgh Royal Infirmary providing an ideal base for hospital staff.



# The Roslin



**GROUND FLOOR**

Room	Metres (WxD)	Feet (WxD)
Lounge	3.70m x 5.03m	12'2" x 16'6"
Kitchen	3.10m x 3.48m	10'2" x 11'5"
Family/Dining Area	5.97m x 3.08m	19'7" x 10'1"
Utility Room	1.75m x 3.53m	5'9" x 11'7"



**FIRST FLOOR**

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.60m x 3.68m	11'10" x 12'1"
En Suite 1	1.80m x 3.83m	5'11" x 12'6"
Bedroom 2	3.78m x 3.05m	12'5" x 10'0"
En Suite 2	2.10m x 1.50m	6'11" x 4'11"
Bedroom 3	2.74m x 4.21m	8'12" x 13'9"
Bedroom 4	2.88m x 2.90m	9'5" x 9'6"
Bedroom 5	2.10m x 3.00m	6'11" x 9'10"
Bathroom	2.10m x 2.90m	6'11" x 9'6"
IT Area	2.13m x 2.54m	6'12" x 8'4"

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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