










Offers Over

£240,000

1 Campview

Danderhall | Midlothian | EH22 1QD

An excellent opportunity has arisen to purchase this unique, 4 bedroom linked detached family home commanding an extensive corner plot with large gardens to the front and side incorporating a monoblock driveway providing off-street parking for 2-3 cars.

-  4 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - D



Description

This bright, generously proportioned home, which would now benefit from a degree of cosmetic upgrading, shall undoubtedly appeal to a wide variety of buyers seeking a light filled, spacious family home and merits internal viewing to be fully appreciated. The extended accommodation comprises of a welcoming entrance hall with split level carpeted staircase leading to the upper landing. There is a spacious, front-facing lounge/diner with patio doors leading to the Conservatory, which in turn provides access to the side garden. There is a modern fitted kitchen with built-in gas hob with hood above, separate eye-level electric oven and integrated freezer. A deep understair cupboard provides good storage provisions and a door leads to the communal rear pathway, ideal for access to the side garden or for bin access. Completing the downstairs accommodation is a handy two piece WC apartment. The upper landing provides access to the four good sized bedrooms and shower room comprising of a white three piece suite with corner shower enclosure housing the electric shower, wash hand basin and WC set with a vanity unit with storage. A sizeable attic provides additional storage space and further benefits include gas central heating with combi boiler & double glazing.



Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in gas hob with hood, separate oven, integrated freezer and washing machine.

Gardens and driveway

The property is set on a sizeable corner plot with extensive garden grounds to the front and side incorporating a monoblock driveway with off-street parking for 2-3 cars.

Viewing

By appointment with Neilsons on 0131 625 2222.





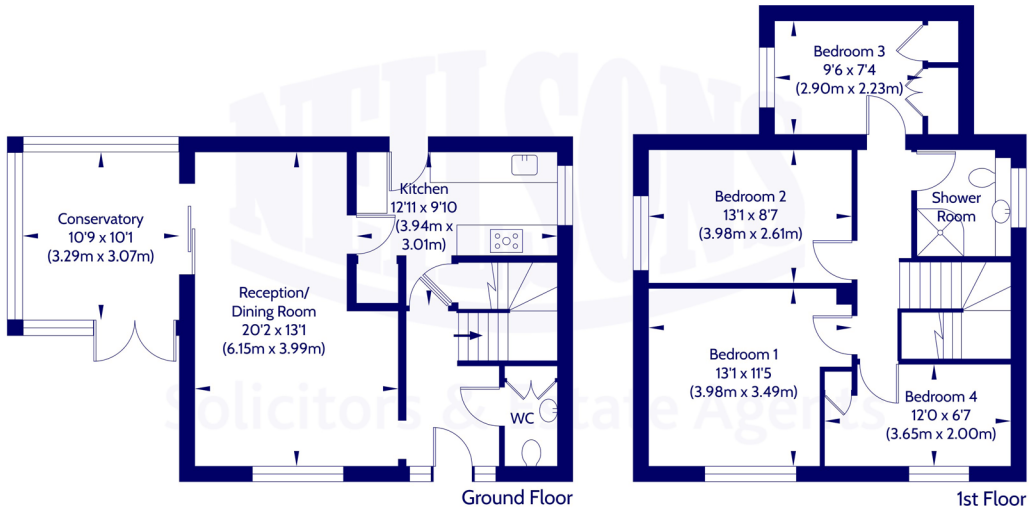
Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling closeby, GP surgery, pharmacy and local convenience stores. 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. Regular bus services serve many parts of the city including the city centre and Shawfair 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. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.





Approx. Gross Internal Floor Area 108 Sq M / 1162 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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