



40 Kaimes View
DANDERHALL | EH22 1QZ


warners
solicitors & estate agents



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Warners are delighted to present this beautifully upgraded two-bedroom end-terraced home, quietly positioned within a popular residential street in the well-connected Midlothian village of Danderhall. Thoughtfully modernised by the current owners, the property now offers stylish, move-in ready accommodation, perfectly suited to first-time buyers, couples or small families.

The property is entered via a welcoming hallway, providing access to the principal living areas and incorporating useful storage. The bright and generously proportioned dual-aspect living and dining room is a standout feature, enjoying excellent natural light and offering ample space for both relaxing and entertaining, with pleasant outlooks to the front and rear. To the rear, the contemporary kitchen has been upgraded to a high standard and is fitted with a sleek range of modern units, integrated appliances and excellent storage, with direct access to the rear garden, enhancing its practicality for everyday living. Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from excellent built-in storage. The accommodation is completed by a stylish shower room, fitted with a modern three-piece suite and contemporary waterfall-style shower. Externally, the property benefits from private gardens to both the front and rear. The enclosed rear garden is laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining, while unrestricted on-street parking is available to the front. Further benefits include gas central heating, double glazing and a partially floored loft, offering additional storage. Combining modern interiors, generous living space and a convenient location, this superb home represents an excellent opportunity, and early viewing is highly recommended.

- Welcoming entrance hallway with storage
- Bright dual-aspect living/dining room
- Contemporary fitted kitchen with access to rear garden
- Two well-proportioned double bedrooms, both with excellent storage
- Modern shower room
- Private front and enclosed rear gardens with lawn and patio. There is a shed for external storage
- Gas central heating and double glazing
- Partially floored loft for additional storage
- Unrestricted on-street parking

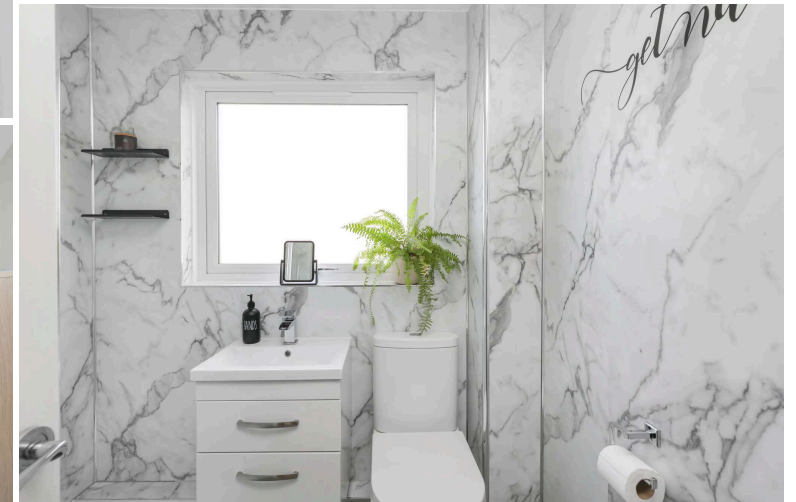
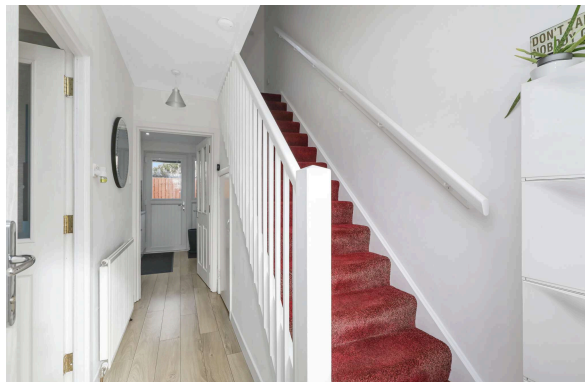
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

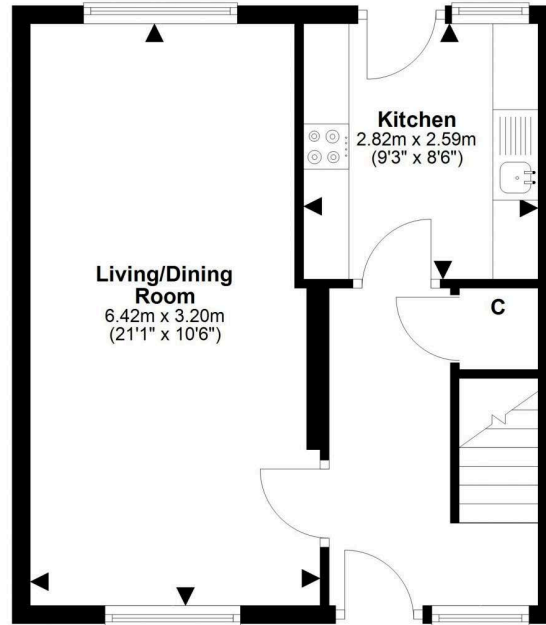


The sale will include all curtains, blinds, integrated appliances and security camera system. The shed and freestanding washer dryer will not be included in the sale.

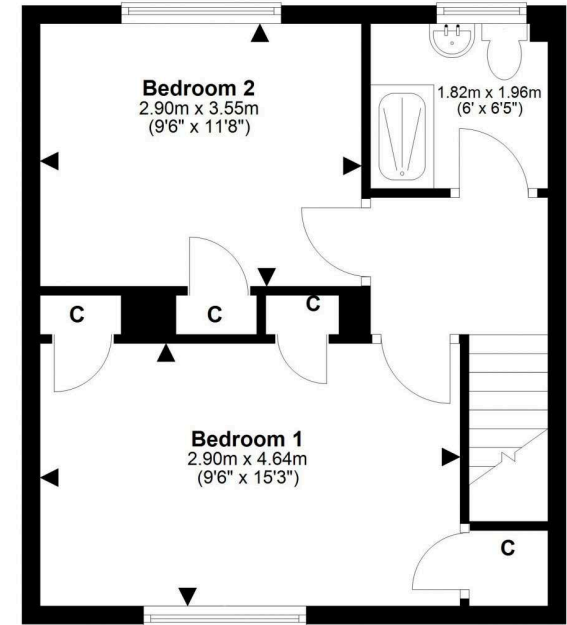
Energy rating C. Council Tax C.

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.