





Welcome

Welcome to 117 Edmonstone Road, Danderhall - a beautifully presented and extended traditional stone-built end-terraced cottage offering spacious and flexible family accommodation over two levels. Blending charming period features with stylish modern upgrades, the property has been finished to an excellent standard throughout and is ready for its new owners to move straight into. The impressive open-plan kitchen, dining and family room forms the heart of the home, creating the perfect space for everyday living and entertaining, with French doors opening onto the generous south-facing rear garden. Well positioned for local amenities, excellent transport links and Shawfair Train Station, this lovely home is ideally suited to a wide range of purchasers.

- Superb location within the heart of Danderhall
- Beautifully presented and upgraded throughout
- Entrance vestibule
- Bright and welcoming living room with working fireplace and staircase to the upper level
- Newly fitted ground floor WC
- Impressive open-plan kitchen, dining and family room with French doors to the rear garden, Belfast sink, Silestone worktops, breakfast bar, dual fuel range cooker, integrated appliances and a useful utility cupboard
- Three well-proportioned bedrooms, all with fitted storage
- Stylish four-piece family bathroom with double-ended bath, large walk-in shower, WC and vanity wash hand basin
- Double glazing and gas central heating
- Generous south-facing private rear garden with summerhouse
- Excellent transport links including Shawfair Train Station, Park & Ride and easy access to Edinburgh and the City Bypass







Danderhall

Danderhall is a highly popular village situated on the south-eastern outskirts of Edinburgh. Ideally positioned close to the Edinburgh Royal Infirmary, the City Bypass and Scotland's main road network, it offers excellent commuting links to Edinburgh City Centre, Midlothian and the Borders. The area is well served by local schools, shops and everyday amenities, while a wider selection of retail and leisure facilities can be found nearby at Cameron Toll, Fort Kinnaird and Straiton Retail Park. Excellent public transport links are available, with the Sheriffhall Park & Ride and Shawfair Railway Station both just a short distance away, providing quick and convenient access to Edinburgh and the Borders.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, white goods, or other moveable items as these are deemed sold as seen. Other items may be included by negotiation.



Get in touch

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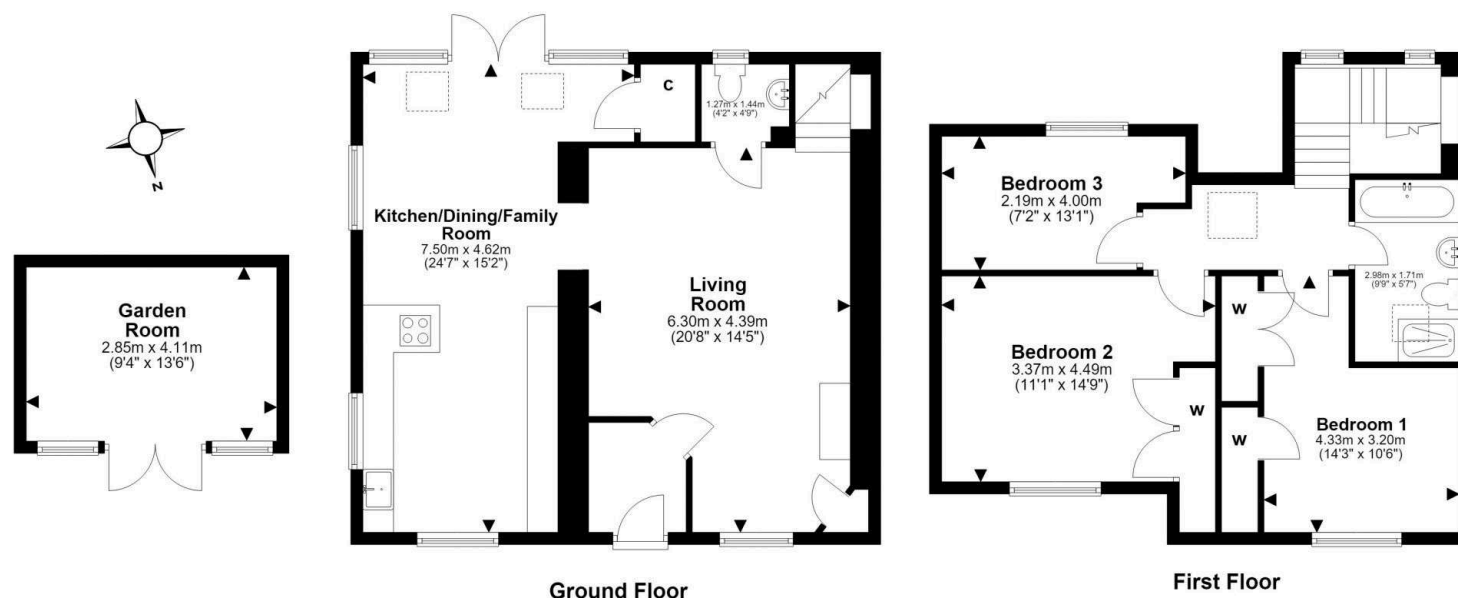
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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.



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.