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Offers Over

£240,000

20 Campview Gardens

Danderhall | Midlothian | EH22 1PP

Beautifully presented and impressively styled four-bedroom terraced villa quietly positioned within the popular residential area of Danderhall. Enjoying a peaceful setting while remaining close to superb amenities, reputable schooling and excellent transport links, this standout home is perfectly suited to young couples, professionals and growing families alike.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming entrance hallway provides access to a handy walk-in box room offering excellent storage. The bright and spacious lounge/diner enjoys a dual aspect outlook and is finished with a striking feature media wall complete with integrated lighting, creating a stylish focal point for relaxing and entertaining. The stunning kitchen diner, completed in 2024, is finished to a high standard and features a range of integrated white goods, mood-setting under-unit and kickboard lighting, stylish splashback panelling, and two useful built-in storage cupboards, making this an ideal space for everyday living and hosting. A convenient two-piece WC completes the ground floor accommodation. On the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom is a front-facing double with integrated mirrored sliding wardrobes. Bedroom two is another generous front-facing double, with both rooms offering ample space for freestanding furniture and flexible layout options. Bedroom three is a rear-facing double, while bedroom four is a large single room offering optional use as a nursery or home office. The sleek family bathroom is finished with partially tiled walls, tiled flooring and a rainfall shower over bath.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the fully enclosed rear garden is designed for low maintenance and entertaining, featuring wooden decking with integrated lighting, artificial turf and an outdoor tap. To the front, there is a slabbed patio area, with ample unrestricted on-street resident parking available to accommodate residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





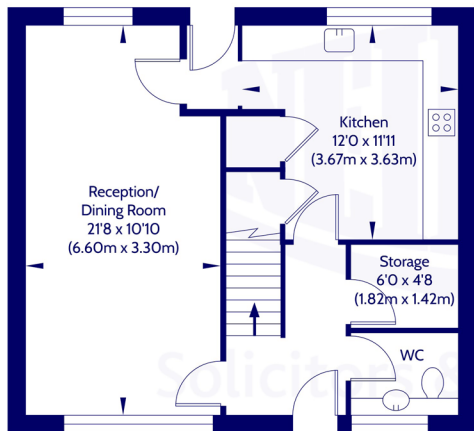
Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. 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. The property is also a short drive to Shawfair train station. 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.

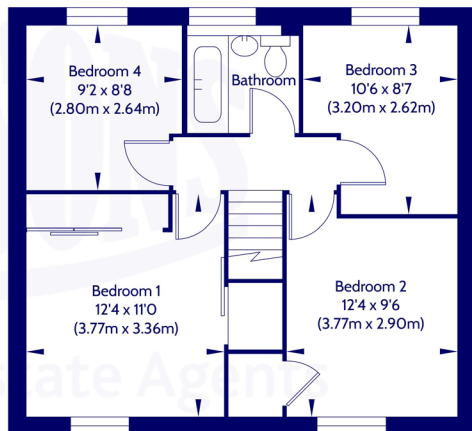




Approx. Gross Internal Floor Area 96 Sq M / 1042 Sq Ft.



Ground Floor



1st Floor

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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