



8 Speedwell Avenue  
DANDERHALL | EH22 1RA

  
**warners**  
solicitors & estate agents



## 8 Speedwell Avenue

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Nestled in a quiet cul-de-sac in the heart of sought-after Danderhall, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced house. Boasting a driveway and separate garage and front and rear gardens this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with a useful W/C, a bright lounge with picture window, a contemporary dining kitchen with attractive units and generous dining space that flows through to the garden facing conservatory and following upstairs the upper level enjoys two large double bedrooms (both with built-in wardrobes), a third single bedroom, and the home is completed by a wet room. Externally the fully enclosed, secluded rear garden has a small section laid to lawn with a paved area ideal for al fresco dining and entertaining.

- End terrace house in quiet setting
- Front and rear gardens, garage and driveway
- Welcoming hallway with W/C
- Large lounge, dining kitchen and conservatory
- Three well-proportioned bedrooms
- Wet room
- Gas central heating and double glazing

Council Tax: E , Energy Rating: C

Factor payable to Hacking & Paterson Deposit held: £100

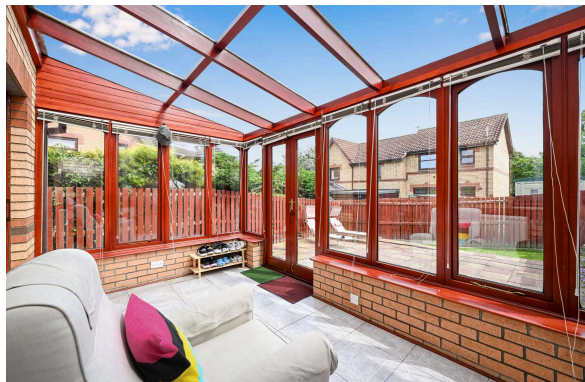
Approx. £19 payable monthly

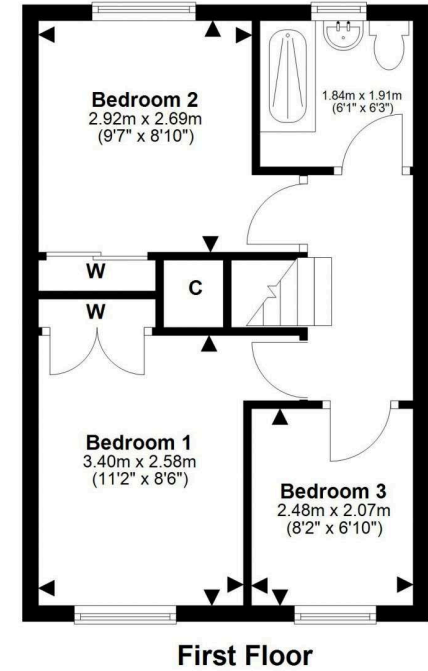
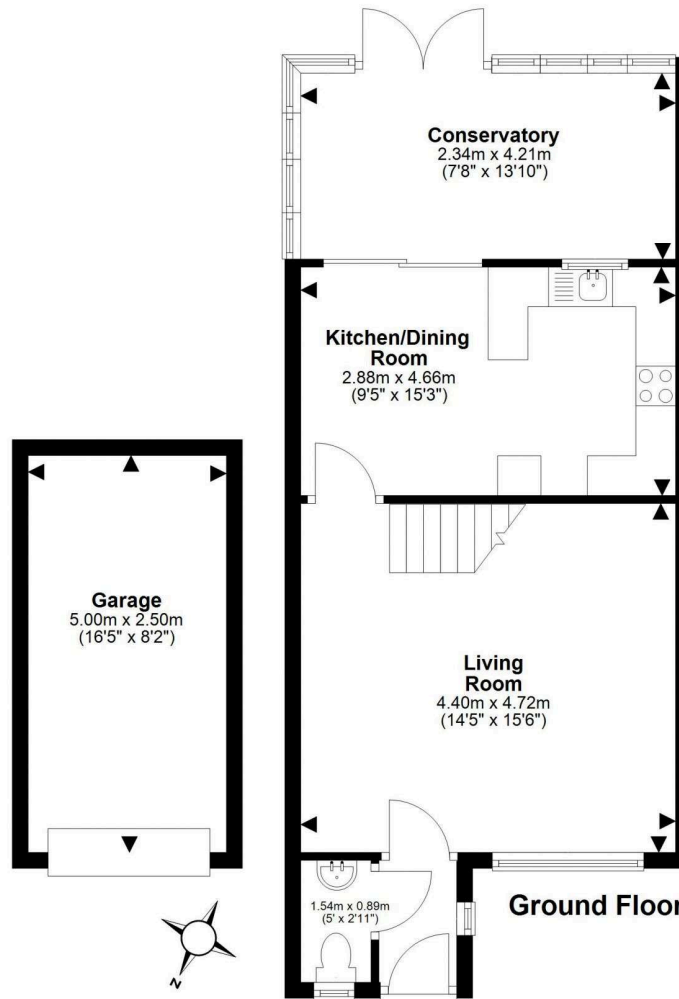
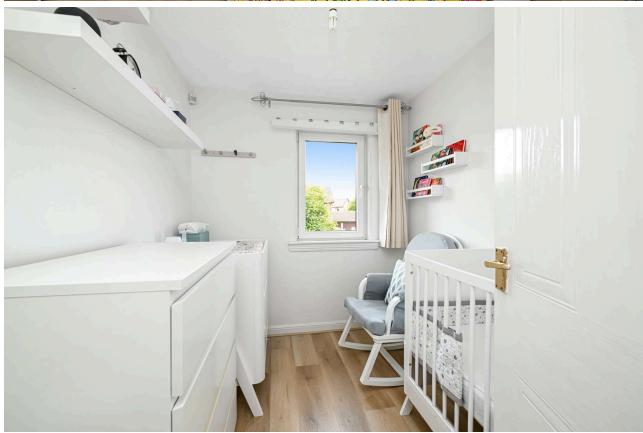
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: Fixtures and fittings, all blinds, oven, hob, dishwasher, washing machine, and two TV brackets.

Danderhall is a highly sought after suburb located South-East 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 excellent 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.





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.