



23 SPEEDWELL AVENUE

Danderhall, Edinburgh, EH22 1RA



1
Public Room



5
Bedrooms



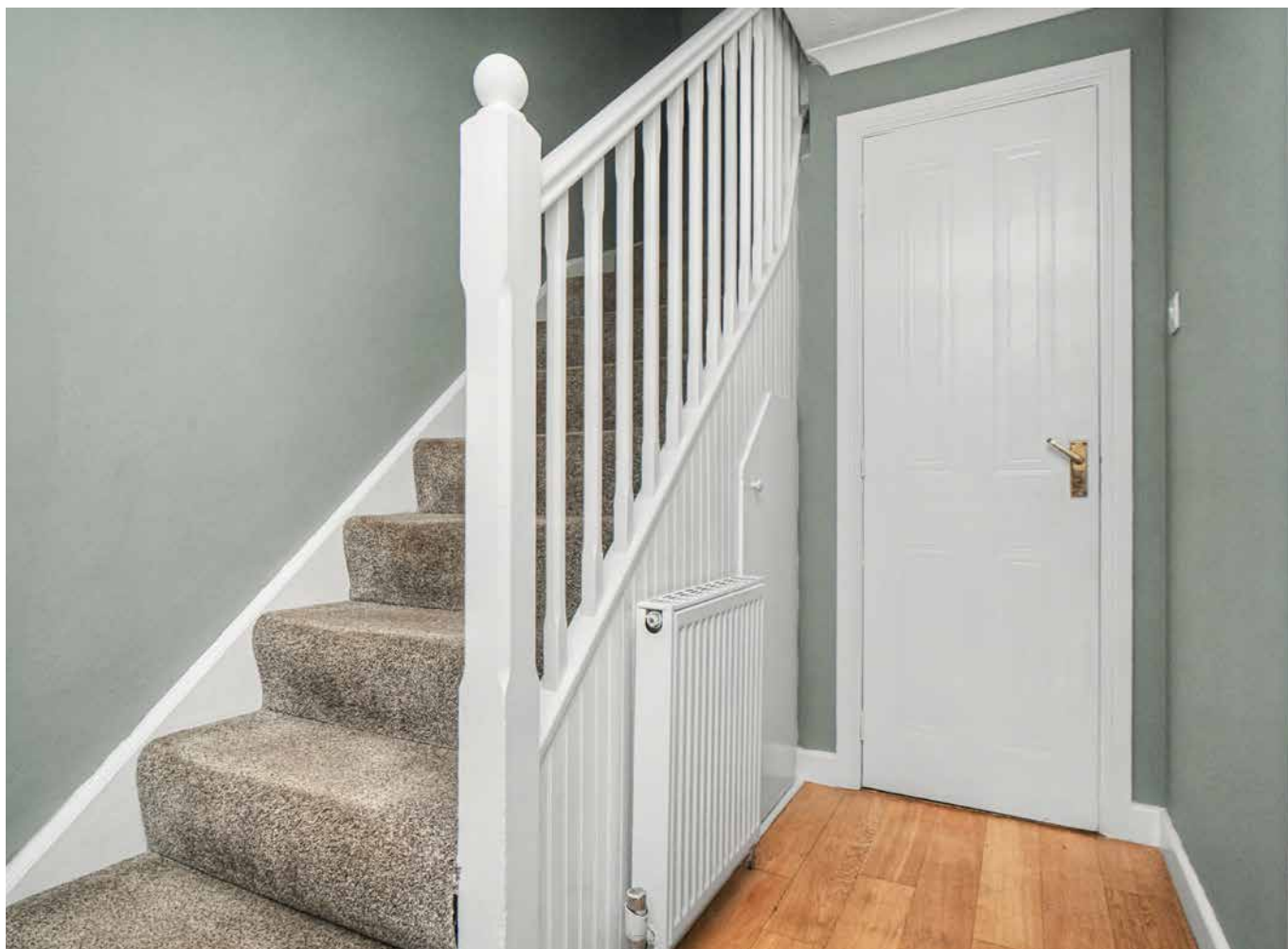
2
Bathrooms

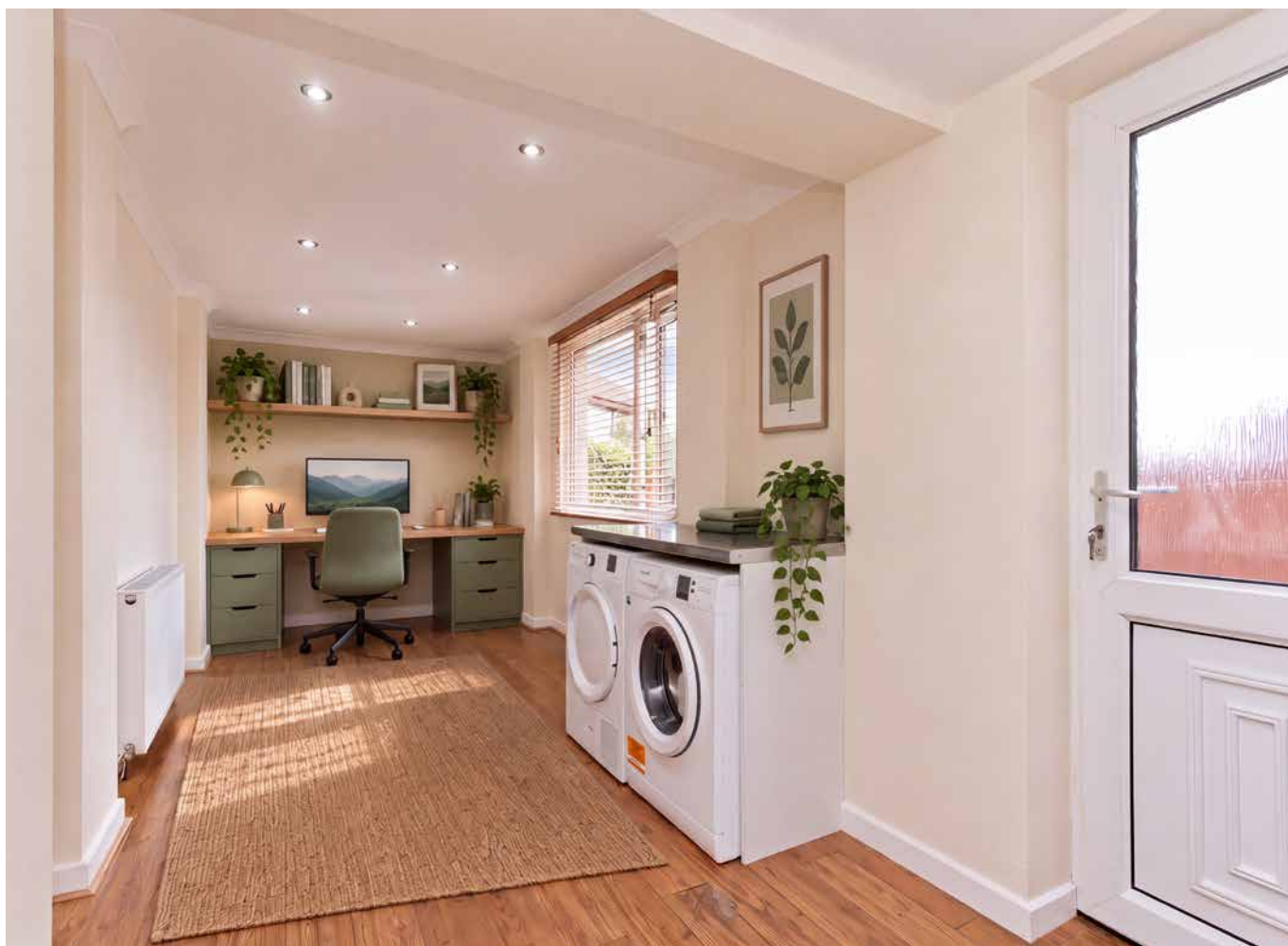


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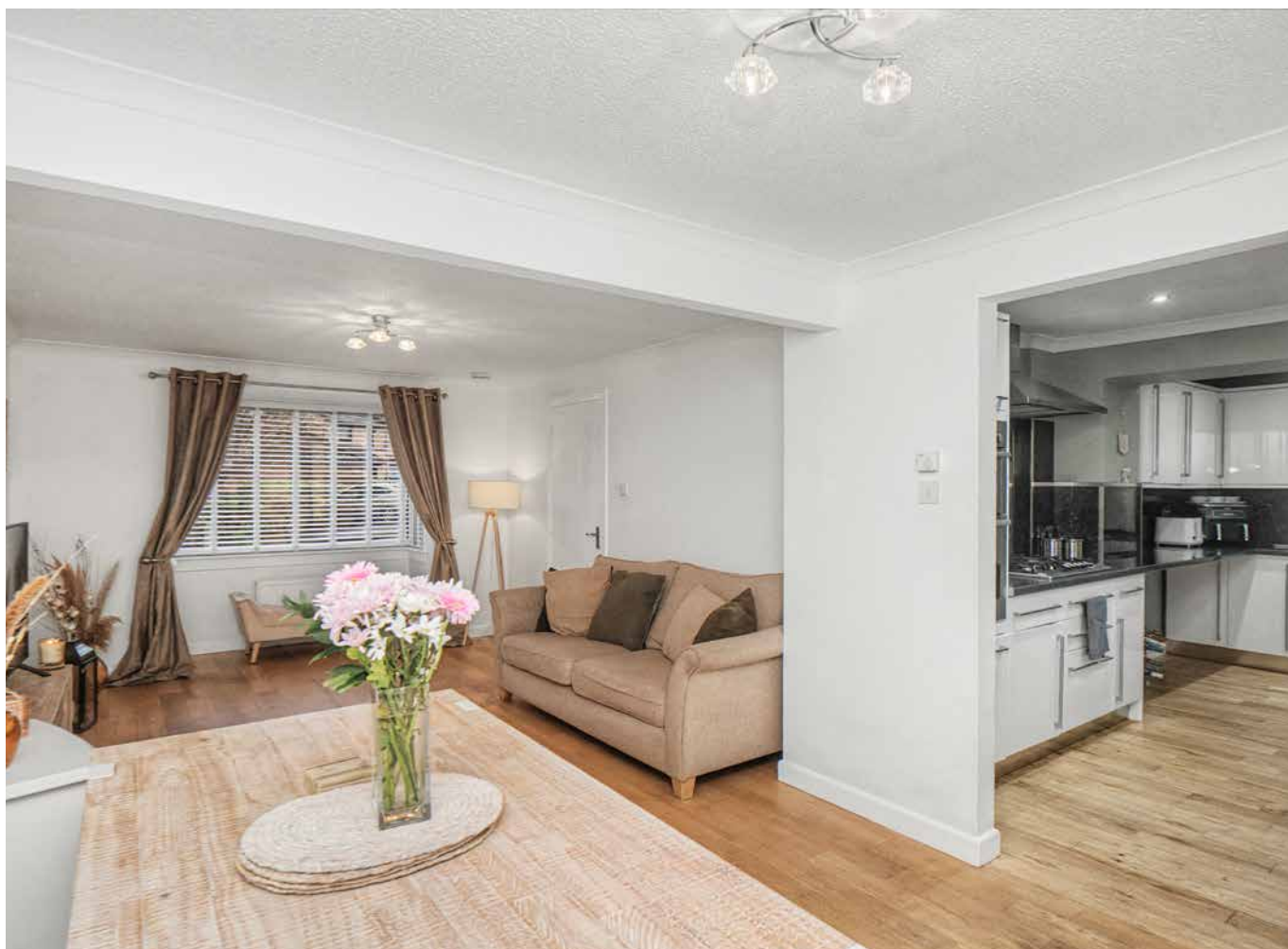
Welcome to a large five-bedroom detached house, offering high-end modern interiors finished with attractive decoration throughout. This south-facing property has the added benefit of an expansive living area and a generously appointed kitchen. It also features an on-trend bathroom, en-suite, and WC. Furthermore, the home has private parking and a fully-enclosed rear garden with neat patio areas framing an artificial lawn, making it ideal for outdoor dining and playing children alike.

Set close to lots of green spaces and the surrounding countryside, the property further boasts an idyllic location in the charming village of Danderhall. It is just a short 20-minute drive from Edinburgh city centre, providing a semi-rural ambience with the convenience of city living. There are excellent amenities close by, including Fort Kinnaird and Cameron Toll Shopping Centres which are both a very short drive away. Schools are also nearby, along with regular bus and rail links for travelling around Edinburgh and beyond.

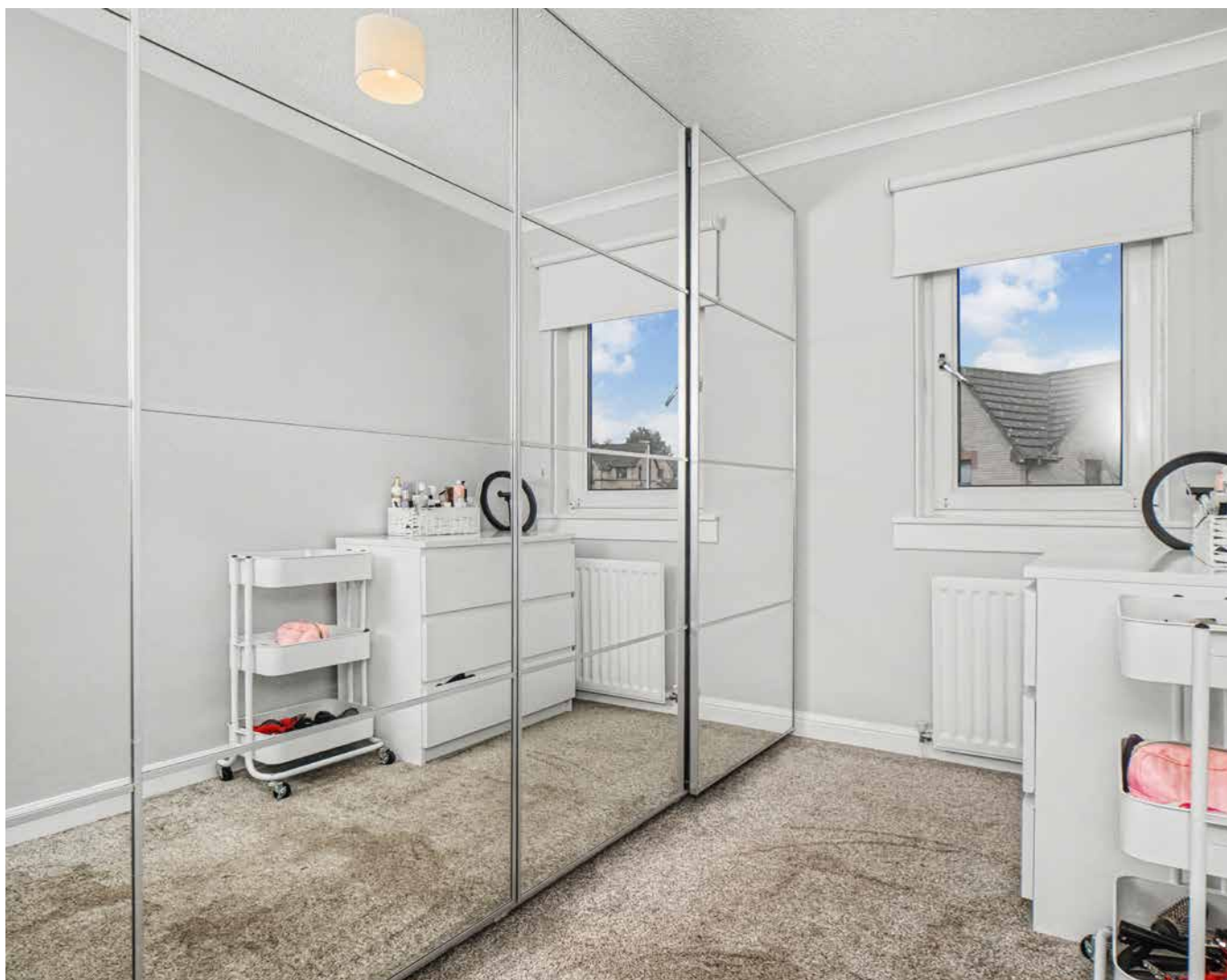




Please note: These rooms have been virtually staged from actual photographs of the rooms.







C

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

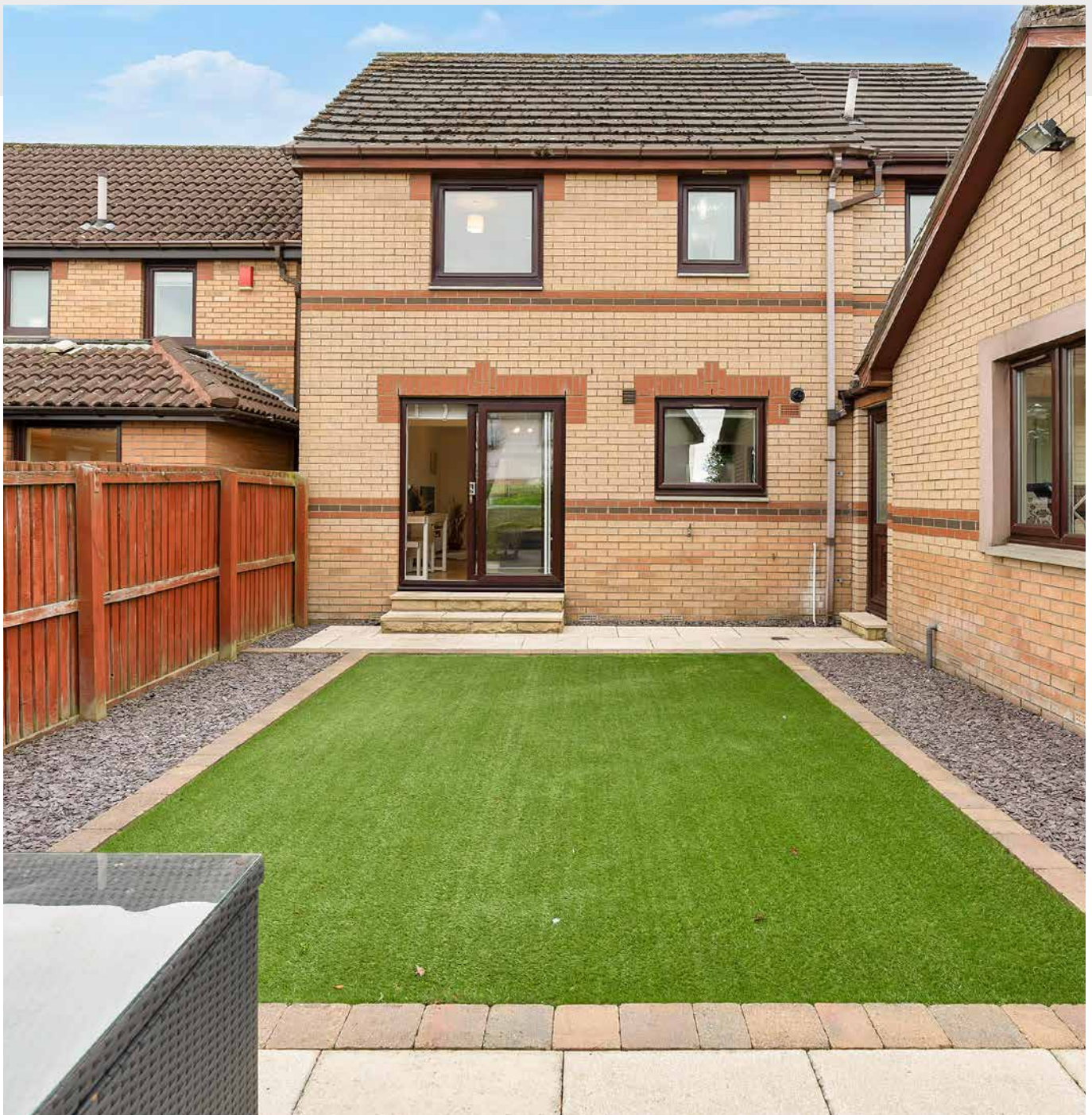
Features

- A modern, executive detached house
- Part of a family-friendly development
- Highly desirable location in popular Danderhall
- Neutral interiors finished to high standards
- Welcoming entrance hall with storage and WC
- Large living/dining room with box bay window
- Well-appointed kitchen with monochrome styling
- Separate utility room/workshop with garden access
- Five airy bedrooms (two with built-in storage)
- Contemporary three-piece en-suite shower room
- Matching family bathroom with overhead shower
- Easy-to-maintain gardens to the front and rear
- Private front driveway for off-street parking



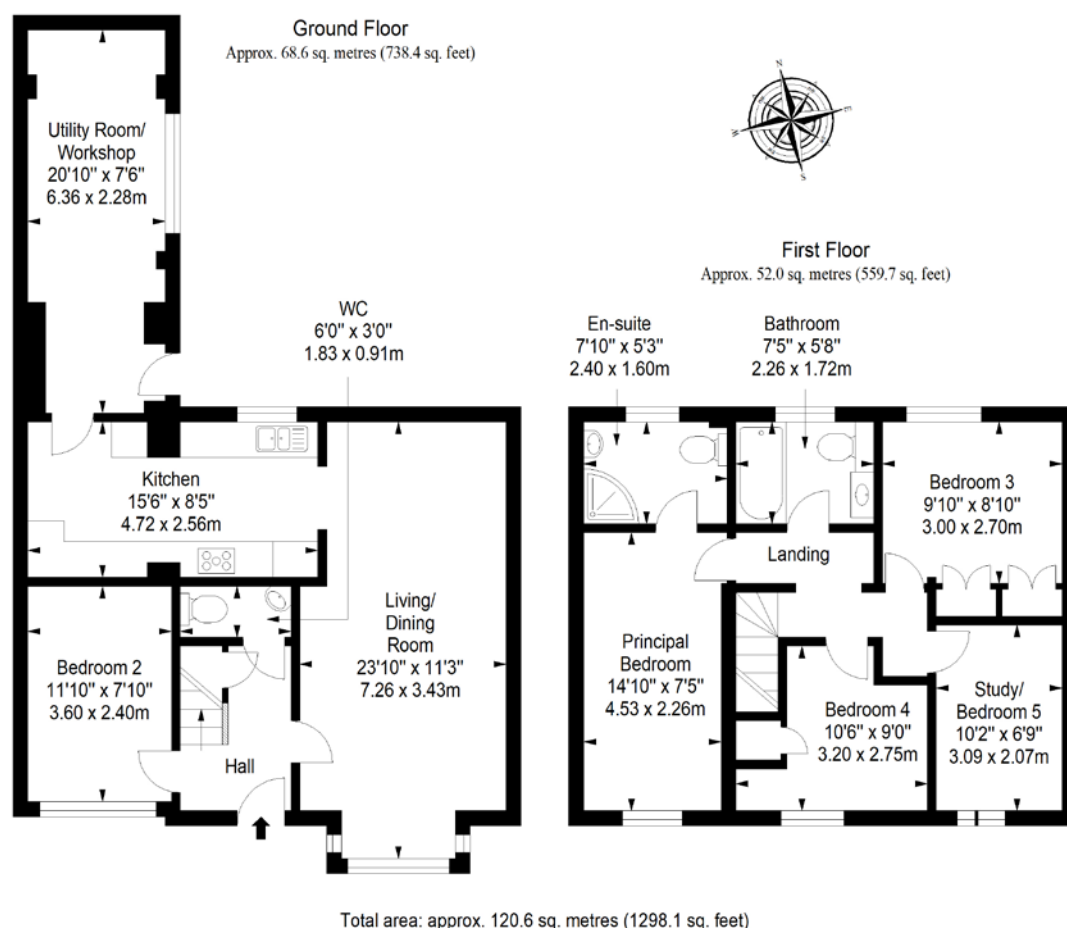
Extras: integrated kitchen appliances (five-burner gas hob, extractor hood, and double oven), a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Hacking & Paterson, 2 Redheughs Rigg, EH12 9DQ, at an approximate yearly cost of £192 (£16p/m).



DANDERHALL

Offering a delightful semi-rural setting, just five miles from the centre of Edinburgh, the Midlothian village of Danderhall is an appealing choice for those seeking to escape the bustle of the city. The village is well-served by local amenities incorporating a supermarket, a library, a GP surgery, a takeaway and a pub. The nearby town of Dalkeith provides a wider range of shopping and entertainment facilities, as do Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both situated close by. Surrounded by picturesque countryside, Danderhall offers a wonderful setting for outdoor pursuits, whilst the village leisure centre includes a gym and an activity hall. In addition to a primary school, located within the village, an array of secondary and prestigious independent schools can be found within the surrounding area. Located just a 20-minute drive from the heart of the capital, Danderhall is also conveniently placed within easy reach of the Edinburgh City Bypass and well-connected by bus and nearby rail links.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.