



14a Campview, Danderhall

Offers Over £255,000





14a Campview

Danderhall, Dalkeith

An impressive extended three-bedroom home in highly sought-after Danderhall, offering far more than you might expect from a traditional mid-terrace. Beautifully opened up for modern living, with a striking open-plan kitchen, dining and living space, light-filled rear extension, three generous double bedrooms and an extensive floored attic space. Outside, a private garden with versatile garden pod and excellent off-street parking complete this surprisingly spacious home.

Council Tax band: C

- **Highly Sought-After Danderhall Location**
- **Extended 3-Bedroom Mid-Terrace**
- **Stunning Open-Plan Living**
- **Light-Filled Rear Extension**
- **Three Generous Double Bedrooms**
- **Impressive Floored Attic Space***
- **Private Rear Garden & Garden Pod**
- **Driveway & Additional Off-Street Parking**

Attic space is not marketed as formal habitable accommodation.



Reception Hallway

Reception Hallway. Step inside and the house immediately starts to reveal itself. A surprisingly spacious hallway draws your eye straight through to the open-plan space beyond — just enough of a glimpse to make you want to keep going. The staircase rises to the right, while clever under-stair storage keeps everyday life neatly out of sight. It's warm, welcoming and, most importantly, leaves you wondering what comes next.

Kitchen/Dining Area

19' 4" x 9' 6" (5.90m x 2.90m)

Kitchen & Dining. Step through from the hallway and this is where the wow factor lands. The house suddenly opens up into a beautifully connected kitchen, dining and living space that feels a world away from the traditional mid-terrace outside. Contemporary black solid ash cabinetry meets the warmth of a wood-panelled ceiling, punctuated with downlighters, while dark oak worktops extend towards the living area, visually connecting each part of the space. A Belfast-style sink set into the dark oak worktop brings a touch of character, complemented by an induction hob with contemporary extractor, eye-level double oven, integrated fridge freezer and dishwasher. Floor-to-ceiling cabinetry continues into the dining area, providing fantastic storage while discreetly concealing the washing machine and tumble dryer behind matching doors. Kitchen, dining and living each have their own identity, yet the sightlines flow effortlessly from one to the next.

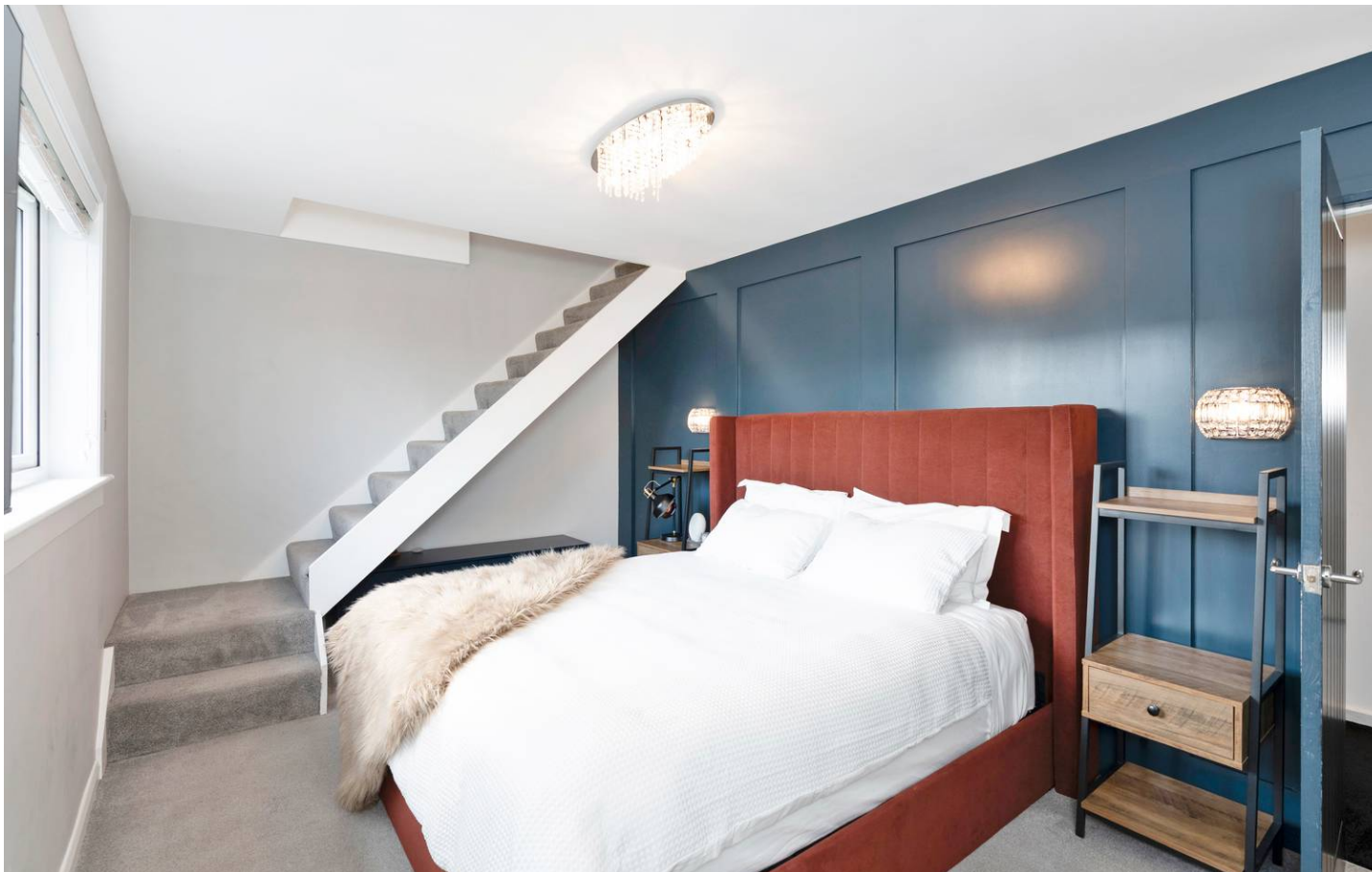


Living Room

18' 1" x 10' 2" (5.50m x 3.10m)

Open-Plan Living Room. And then the space opens up again. Forming part of the extension, the living room brings a completely different sense of scale, with high ceilings and an abundance of natural light creating a wonderfully open and inviting place to unwind. Two large Velux rooflights with electric blinds flood the room with light from above, while a generous window and French doors frame views of the garden, blurring the line between inside and out. At the heart of the room, a feature fireplace adds warmth and character, providing a natural focal point against all that light and openness. Connected effortlessly to the kitchen and dining area, this is the space that completes the transformation — big, bright and perhaps the last thing you'd expect to find behind the frontage of a traditional mid-terrace.





Principal Bedroom 1

16' 1" x 9' 10" (4.90m x 3.00m)

Principal Bedroom. Taking up almost half of the upper floor, the principal bedroom is wonderfully generous, with a large front-facing window flooding the room with natural light and a substantial cupboard providing excellent storage. But there's more to this room than first meets the eye. A staircase leads upwards to a floored attic space — a hidden little sanctuary tucked away above, currently used to create an additional dressing and relaxation area. Spacious below, unexpected above — it's another reminder that at 14A Campview, there always seems to be something more to discover.



Floored Attic

19' 8" x 10' 2" (6.00m x 3.10m)

Floored Attic Space. And then comes the home's hidden surprise. Extending almost the full length of the house, this generous floored attic space is flooded with natural light through two large Velux windows and is currently utilised as an impressive dressing and storage area. But tucked away within the space is an unexpected touch of indulgence — a bathroom area featuring a beautiful freestanding roll-top bath, creating an almost secret escape above the rest of the home. Unexpected, full of character and completely hidden from view below — this is the little touch of magic you simply wouldn't know was there. Please note: the attic is described as floored attic space and is not being marketed as formal habitable accommodation.





Bedroom 3

12' 2" x 9' 6" (3.70m x 2.90m)

Bedroom Three. Tucked away at the front of the house, Bedroom Three offers a change of pace from the open-plan living beyond — a quiet retreat with a sense of space all of its own. A generous double, the room is filled with natural light from the large front-facing window, while built-in wardrobes provide plenty of storage without stealing valuable floor space. Bright, spacious and wonderfully calm, it's a room that proves even in a home designed around open living, there's still somewhere to close the door and escape.

Bedroom 2

12' 10" x 10' 2" (3.90m x 3.10m)

Bedroom Two. Positioned quietly to the rear, Bedroom Two is another generously proportioned double, continuing the sense of space found throughout the home. A large rear-facing window draws in plenty of natural light, while its position away from the front of the house gives the room a wonderfully peaceful feel. Bright, calm and comfortably spacious — the kind of room that feels like a retreat rather than simply a second bedroom.



Family Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Family Bathroom. The contemporary feel continues into the family bathroom, where clean lines and a fully tiled finish create a smart, polished space. A separate shower enclosure keeps things practical, while the rear-facing window brings in natural light and fresh air. Modern, crisp and thoughtfully finished — another space where the attention to detail quietly speaks for itself.



REAR GARDEN

Rear Garden. Step outside and the surprises continue. Designed for sunshine, entertaining and easy maintenance, the rear garden features an attractive paved patio and a gazebo (2.5m x 2.4m), currently creating a sheltered setting for a hot tub. But the real standout is the impressive 5.1m x 2.7m garden pod. Fully powered and complete with heating and air conditioning, it's a fantastic year-round space with endless possibilities — home office, gym, studio or simply your own private retreat. Low maintenance, beautifully finished and designed to be enjoyed rather than worked on — this is a garden that adds another dimension to the home.

DRIVEWAY

1 Parking Space

Front & Parking. To the front, a monobloc driveway provides valuable private off-street parking and leads directly to the entrance. Additional off-street parking is available to the rear, accessed via a lane to the side of the property — practical, convenient and a real bonus in such a sought-after location.

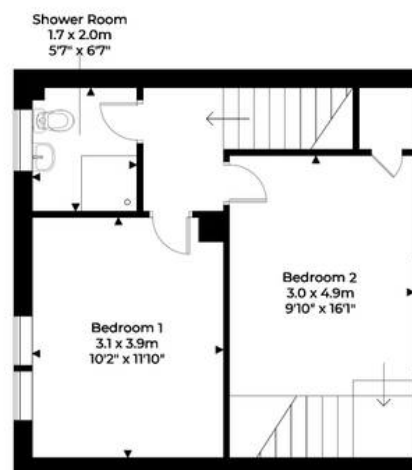




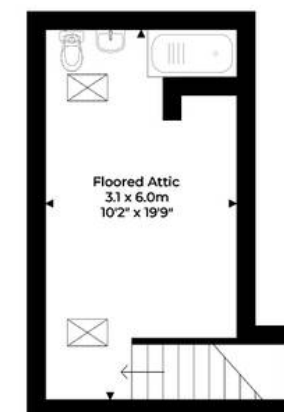
14A, Campview, Danderhall, Dalkeith, EH22 1QD
 Approximate Gross Area
 110 sq m / 1184 sq ft



Ground Floor



1st Floor



Attic

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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