



# 33 Kaimes View

Danderhall, EH22 1QZ



3



2



1



112sqm

**EPC**

C

**AS** Anderson  
Strathern

# 33 Kaimes View

Danderhall, EH22 1QZ

This beautifully presented extended mid-terraced house offers generous and highly flexible family accommodation extending to approximately 112sqm, combining contemporary styling with excellent living space and a landscaped south-east facing rear garden. The property has been thoughtfully upgraded and extended to create a superb home that is ready to move into and enjoy.

The accommodation begins with a welcoming entrance hallway, enhanced by a skylight that draws in excellent natural light. Off the hall is a versatile study positioned to the front of the property, along with a useful utility room incorporating under-stair storage.

The impressive living room is a particularly attractive reception space, offering excellent proportions, bespoke fitted cabinetry, and a contemporary gas fireplace which creates a striking focal point. French doors connect seamlessly to the rear extension, enhancing the flow of the ground floor and making the home well-suited to modern family life.

The stylish kitchen is fitted with sleek contemporary units, integrated appliances, and generous worktop space. Beyond, the substantial dining/family room is undoubtedly a highlight of the home, providing a bright and versatile space for dining, relaxing, and entertaining. Extensive glazing, skylights, and French doors maximise natural light, while the south-easterly rear aspect further enhances the bright and welcoming feel of this part of the property.

On the first floor, there are three well-proportioned bedrooms and a modern family bathroom fitted with a three-piece suite and shower over the bath. The principal bedroom benefits from excellent fitted wardrobe storage, as does the second bedroom, while the remaining bedroom offers comfortable and adaptable accommodation.

Externally, the property enjoys private gardens to the front and rear. The landscaped south-easterly facing rear garden has been designed with ease of maintenance in mind, and incorporates a generous decked seating area, artificial lawn, paved patio areas, attractive planting, and a substantial garden shed.

Further benefits include gas central heating, double glazing throughout, a vunnel for access to the rear garden shared with no 35, unrestricted on-street parking nearby, and an insulated, partially floored attic.

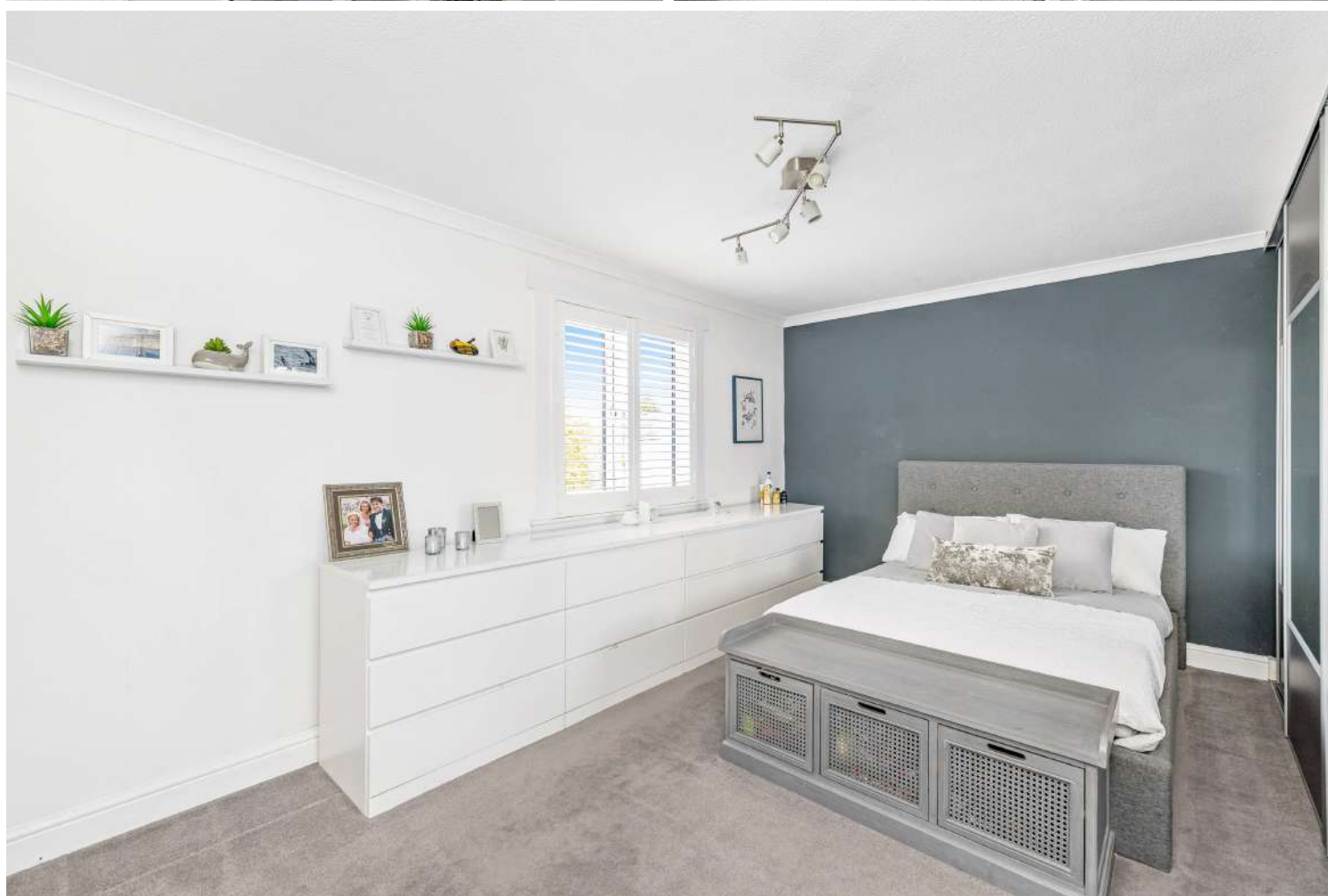
Together with the extended accommodation and exceptional presentation throughout, this is a superb family home offering space, flexibility, and style in equal measure.

## Property features

- Open plan extension to rear
- Turnkey condition
- Southeast-facing rear garden
- Private front garden
- Fully modernised
- Study
- Utility room
- Built-in wardrobes
- Gas central heating
- Double glazing
- Insulated and partially floored attic
- On-street parking





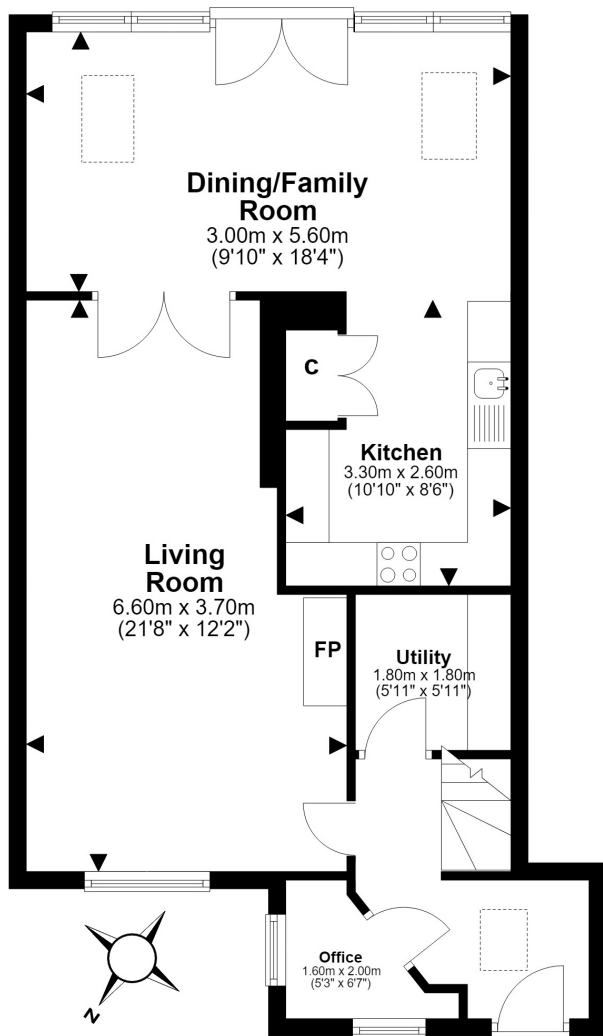


## Location

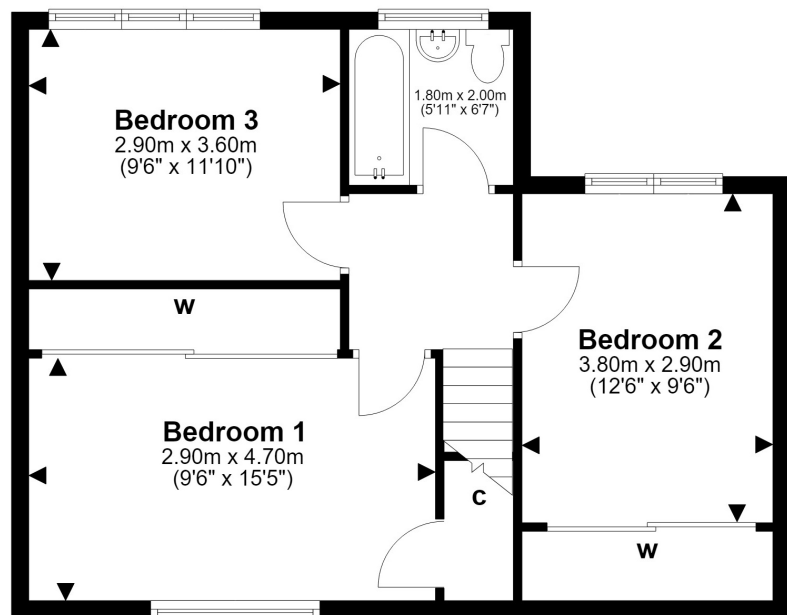
Danderhall is a popular Midlothian village situated to the south-east of Edinburgh City Centre, offering an excellent range of local amenities and superb transport links. The area is well served by local shops, schooling, and leisure facilities, while Fort Kinnaird Retail Park, Cameron Toll Shopping Centre, and the Edinburgh Royal Infirmary are all within easy reach. Ideal for commuters, Danderhall enjoys convenient access to the A1, A7, and Edinburgh City Bypass, together with nearby Shawfair Railway Station, Sheriffhall Park & Ride, and regular bus services providing quick connections to Edinburgh and beyond.







**Ground Floor**



**First Floor**

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.

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances are available by separate negotiation.

Council Tax band C

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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