



Solicitors & Estate Agents



Fixed Price

£489,995

7 Architrave Road

Danderhall | Dalkeith | EH22 1PE

Enjoying a peaceful position within the Shawfair development, this striking Dundas Homes 'Leven' detached villa offers spacious, thoughtfully designed accommodation with a high specification. Ideally placed for excellent local amenities, transport connections and nearby green spaces, the property combines contemporary style with a practical layout, creating an ideal home for modern family living.

-  2 public rooms
-  5 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Double garage and drive
-  EPC rating – B
-  Council tax band- G



Description

The ground floor has a welcoming hallway with a convenient WC, and to the right is a bright lounge, providing a comfortable setting for relaxation. To the rear, is an impressive open plan kitchen/dining/family room which enjoys direct access to the rear garden, creating a seamless space for everyday living and hosting alike. Off the kitchen is a useful utility room which also has outdoor access.

The first floor has a generous principal bedroom complete with walk in wardrobe and an en-suite shower room, three further double bedrooms, a single bedroom and a stylish four piece family bathroom with bath and separate shower cubicle. The property further benefits from gas central heating, double glazing, solar panels, and a 10 year NHBC warranty.

Please note, the external is a CGI and the photographs are of various Dundas showhomes but layouts and finishes will differ between housetypes. Please also note the EPC and council tax band are as anticipated.



Gardens & Parking

A front garden welcomes you to the home, while the rear enjoys a fully enclosed garden, ideal for outdoor dining and a secure setting for children and pets. The property has an integral double garage and driveway offering off street parking.

Factoring

The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £200 per annum.

Reservation Process

Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded within 28 days with a further £250 missive deposit then payable. The reservation fee and missive deposit are both part payment of price and will be deducted from settlement figure.

Viewing

By appointment through Neilsons (0131 625 2222).



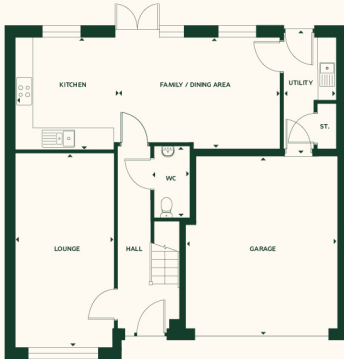


Location

The property is situated within an established modern development situated to the south east of Edinburgh city centre with excellent amenities serving everyday needs including reputable schooling and a David Lloyd Leisure Centre. 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. For those seeking alternative transport methods, Shawfair Railway Station, which sits on the Borders line, is only a short distance from the property. Regular bus services serve many parts of the city including the city centre and Sheriffhall Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. The property is also within easy reach of the Edinburgh Royal Infirmary providing an ideal base for hospital staff.



The Leven



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	3.25m x 5.50m	10'8" x 18'1"
Kitchen	3.23m x 3.17m	10'7" x 10'4"
Family/Dining Area	5.42m x 3.17m	17'9" x 10'4"
Utility Room	1.71m x 3.17m	5'7" x 10'4"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	4.47m x 3.99m	14'8" x 13'1"
En Suite	2.60m x 1.50m	8'6" x 4'11"
Bedroom 2	3.00m x 4.80m	9'10" x 15'9"
Bedroom 3	3.18m x 3.88m	10'5" x 12'8"
Bedroom 4	2.90m x 4.13m	9'6" x 13'6"
Bedroom 5	2.13m x 2.90m	6'12" x 9'6"
Bathroom	2.10m x 2.90m	6'11" x 9'6"

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

