



21 Schirehall Avenue, Danderhall, Dalkeith, Midlothian, EH22 1FX

Tastefully Presented, Three-Bedroom, Mid-Terrace Home, with Gardens and Two Private Parking Bays

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Property Description

Light and tastefully presented, three-bedroom, mid-terrace home, with gardens and two private parking bays. Set 'off-street' in a modern, family-oriented development in the Danderhall area, south of Edinburgh city centre.

Comprises an entrance hall, living room, inner hall, dining/kitchen, two double bedrooms, an en-suite, single bedroom, a bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathrooms, multiple TV points, and light neutral decor throughout. In addition, there is gas central heating, solar panels, double glazing, and good storage provision including a loft.

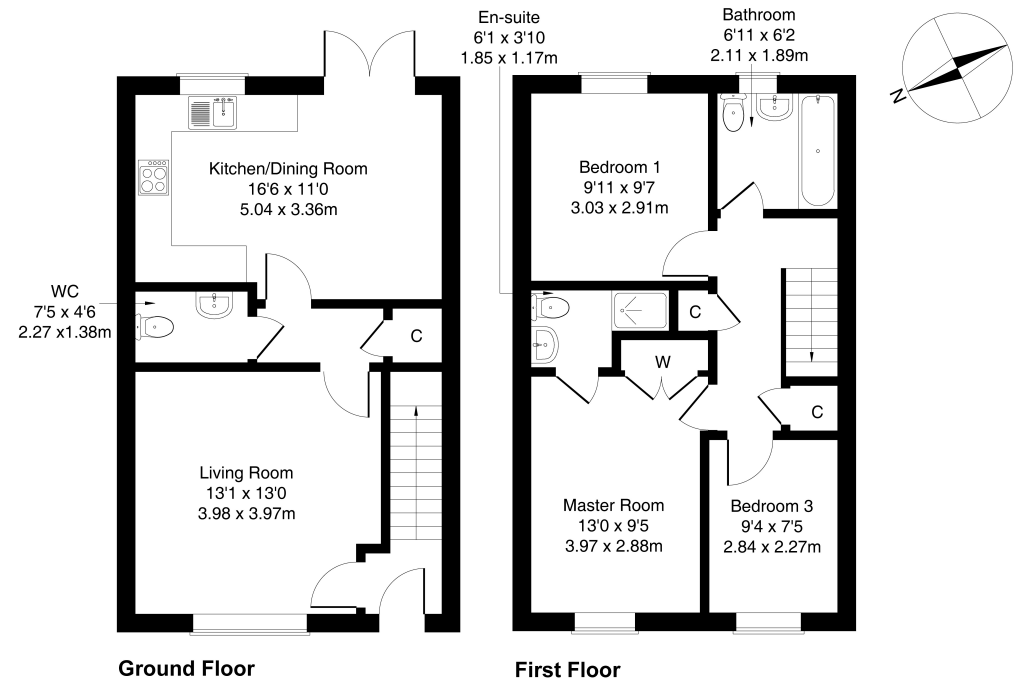
With a lawn and path to the front, an enclosed rear garden features a synthetic turf lawn, a paved patio and a gate to the residential parking.

Upon entering the property, the living room is situated just off the hallway and is finished with wood-effect flooring throughout, complemented by light, neutral décor that creates a bright and welcoming atmosphere. Before entering the kitchen, there is a convenient ground floor WC located just off the hallway. The kitchen continues the matching flooring from the living room and benefits from patio doors leading out to the garden, creating the perfect space for entertaining guests and enjoying indoor-outdoor living. Finished to a modern standard, the kitchen features contemporary worktops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy extractor above, a washing machine, and space for two additional appliances.

Heading upstairs, carpeted flooring provides access to the first floor, where a carpeted landing leads to all three bedrooms, creating a comfortable and warm environment ideal for relaxing and unwinding. Each bedroom has been finished in neutral tones, while the principal bedroom further benefits from a convenient en suite shower room. Completing this beautiful home is the family bathroom, fitted with a three-piece suite and an electric shower over the bath.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Danderhall is a popular residential area situated just south of Edinburgh city centre, conveniently positioned within the city bypass. The area offers a strong selection of local amenities, including a supermarket and its own primary school, while a variety of shops and sports facilities are located nearby. Residents benefit from easy access to major retail parks such as Fort Kinnaird, Straiton, and Cameron Toll. With

Edinburgh city centre approximately a 20-minute drive away, Danderhall is ideal for commuters, supported by excellent road links via the nearby Sheriffhall roundabout, which connects to the city bypass and the wider motorway network. Public transport is also readily available, with regular bus services operating along Old Dalkeith Road (A7) and from The Wisp.





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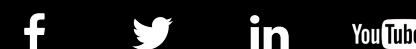
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