



Solicitors & Estate Agents



Fixed Price

£544,995

12 Architrave Road

Danderhall | Dalkeith | EH22 1PE

Set within the popular Shawfair development, this detached 'Newport' by Dundas offers versatile accommodation, thoughtfully designed for modern living. The spacious property features well-proportioned living areas, five bedrooms and private gardens, while a detached double garage completes the property externally. With contemporary design, flooring included and the benefits of a new build, this is an appealing choice for those seeking a substantial home within a modern development.

-  2 public rooms
-  5 bedrooms plus study
-  3 bathrooms plus WC
-  Front & rear gardens
-  Detached double garage
-  EPC rating – B
-  Council tax band- G



Description

You enter through an entrance vestibule into a welcoming hallway with useful storage and a WC. To the right is the generous lounge, while to the rear is the impressive kitchen/dining/family room, providing an excellent space for everyday living and entertaining, with doors opening onto the garden. A useful utility room is located off the kitchen, and the ground floor is completed by a versatile office/study.

Moving to the first floor, the principal bedroom features built-in wardrobes and a four piece en-suite bathroom with a bath and separate shower cubicle. There are four further bedrooms, one of which has an en-suite shower room, along with a four piece family bathroom. The property also benefits from gas central heating, double glazing, solar panels and the reassurance of a 10-year NHBC warranty.

Disclaimer:- Please note that the external image is a computer-generated illustration (CGI). Internal photographs shown are from a selection of Dundas showhomes and are intended for illustrative purposes only, layouts, specifications and finishes may vary. EPC ratings and Council Tax bands are anticipated and subject to confirmation.



Gardens & Parking

The property enjoys a front garden providing an attractive approach, while the fully enclosed rear garden offers a pleasant outdoor space for relaxing, dining and play. A driveway provides off street parking and leads to the detached double garage.

Factoring

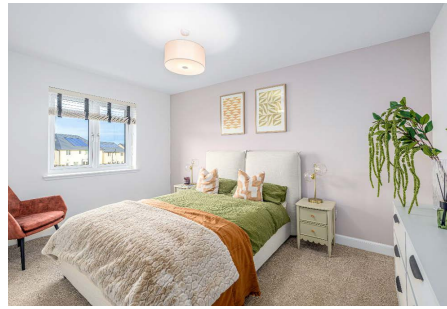
The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £200 per annum.

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 with 28 days with further £250 missives 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).



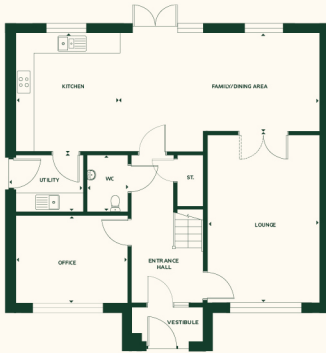


Location

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.

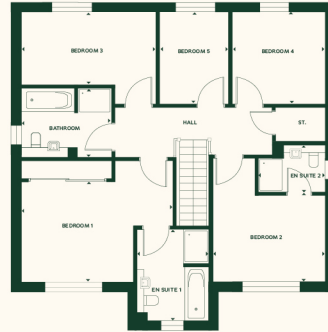


The Newport



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	3.58m x 5.33m	11'9" x 17'5"
Kitchen	3.34m x 3.74m	10'11" x 12'3"
Family/Dining Area	6.36m x 3.08m	20'10" x 10'1"
Utility Room	2.16m x 1.80m	7'1" x 5'11"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.59m x 3.19m	11'9" x 10'5"
En Suite 1	2.28m x 2.91m	7'5" x 9'7"
Bedroom 2	3.59m x 2.74m	11'9" x 8'11"
En Suite 2	2.09m x 1.51m	6'10" x 4'11"
Bedroom 3	4.31m x 2.28m	14'1" x 7'5"
Bedroom 4	2.94m x 2.90m	9'7" x 9'6"
Bedroom 5	2.20m x 2.90m	7'3" x 9'6"
Bathroom	2.90m x 2.20m	9'6" x 7'3"

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

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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

