



CLANCYS

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41 Speedwell Avenue,

Danderhall, EH22 1RA



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EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this stylish 2-bedroom mid-terraced house located in the Danderhall. The property is conveniently located to take advantage of amenities at nearby Fort Kinnaird and Straiton Retail Parks. Edinburgh Royal Infirmary and the Queen Margaret University Campus are also close-by. The nearby A7 allows access to Edinburgh and the City Bypass, ideal for commuters. The accommodation is well presented and comprises a welcoming entrance hallway, living room, modern fitted kitchen, two good sized bedrooms and contemporary bathroom. The property further benefits from gas central heating, double glazing, private gardens to the front and rear and an allocated parking space. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. 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. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. The property is also a short drive to Shawfair train station. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.

Extras

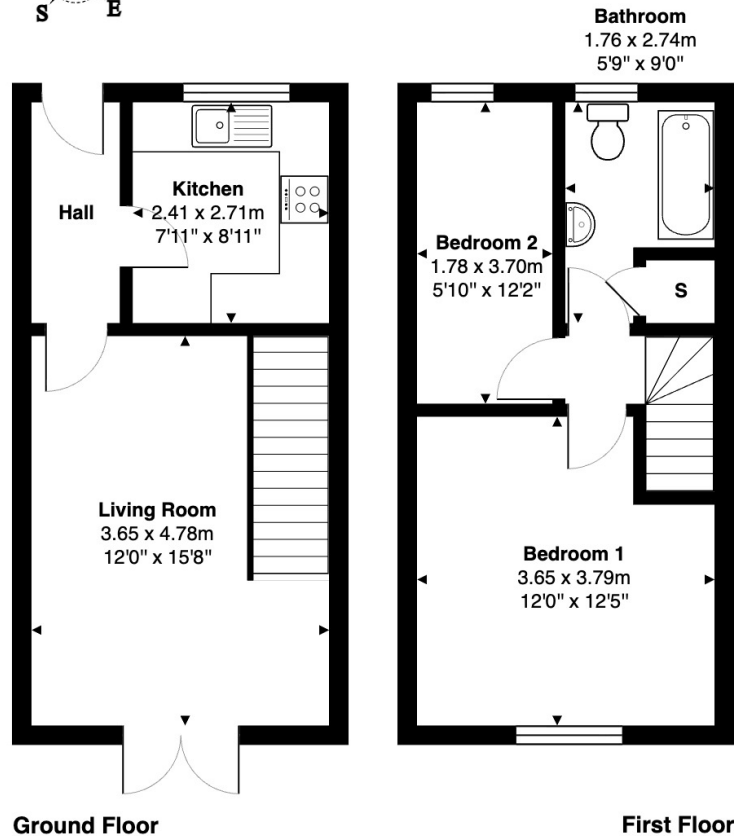
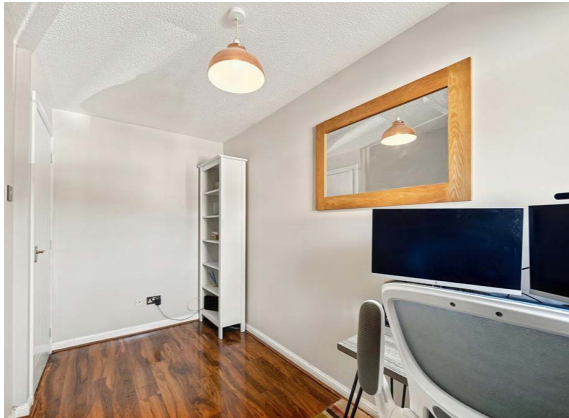
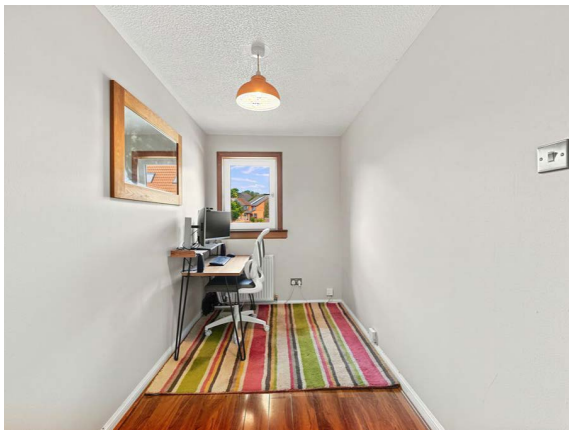
All fitted floor coverings and integrated kitchen appliances. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Living room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Allocated parking
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.