

RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Fernwood Drive

Danderhall, Midlothian, EH22 1FS

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Enjoying a convenient position in Danderhall, this contemporary semi-detached house offers well-presented three-bedroom accommodation over two floors, with private front and rear gardens and a driveway to the front. The property will appeal to buyers seeking a modern home with light, neutral interiors and everyday practicality, all within easy reach of local shopping, schooling and wider transport connections. A vestibule with a useful ground-floor WC leads into a bright front-facing living room. To the rear, the spacious dining kitchen is fitted with ample units and worktop space, offers room for family meals and opens directly to the garden through French doors. Upstairs, there are three bedrooms, including two doubles, alongside bathroom facilities serving the upper floor. Outside, the enclosed rear garden provides lawn and patio space, while the front garden and private driveway add further practicality. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Contemporary semi-detached house in Danderhall
- Entrance vestibule with useful ground-floor WC
- Bright front-facing living room with natural light
- Dining kitchen with French doors to the rear garden
- Three spacious bedrooms
- Bathroom facilities serving both levels of the home
- Private front and enclosed rear gardens with patio
- Private driveway parking to the front of the house
- Gas central heating and double glazing throughout
- Solar panels
- EPC - B
- Council Tax - E
- Home Report - £290,000
- Factor by Woodland at £200 p/a









Dining kitchen with French doors to the garden and space for family meals















360

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Danderhall

Offering a delightful semi-rural setting, just five miles from the centre of Edinburgh, the Midlothian village of Danderhall is an appealing choice for those seeking to escape the bustle of the city.

The village is well served by local amenities, including a supermarket, a library, a GP surgery, a takeaway, and a pub. The nearby town of Dalkeith offers a wider range of shopping and entertainment facilities, as do Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both nearby.

Surrounded by picturesque countryside, Danderhall offers a wonderful setting for outdoor pursuits, whilst the village leisure centre includes a gym and an activity hall.

In addition to a primary school, located within the village, an array of secondary and prestigious independent schools can be found within the surrounding area.

Located just a 20-minute drive from the heart of the capital, Danderhall is also conveniently placed within easy reach of the Edinburgh City Bypass and well-connected by bus and nearby rail links.

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dream property!

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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



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Approximate total area(1)
70.4 m²
758 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Council Tax Band:	EPC Band:	Home Report Value:
E	C	£290,000