

60 Edmonstone Road
Danderhall, EH22 1QJ

Deans
Solicitors & Estate Agents LLP







MID TERRACED HOUSE

- Living Room
- Kitchen
- W.C.
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway
- Double Glazing & GCH
- EPC Rating – C



Set within a quiet and desirable residential area in the village of Danderhall, this well-presented mid-terraced property offers an appealing home for a range of prospective purchasers. The property enjoys an ideal location, conveniently situated close to a wide range of local amenities and benefiting from excellent transport links, offering easy access to the city centre. The accommodation comprises a welcoming entrance hallway, bright and spacious living room featuring an attractive fireplace, separate modern kitchen, downstairs W.C., three generously proportioned double bedrooms and a family bathroom fitted with a shower over the bath. Externally, the property boasts well-maintained private gardens to both the front and rear, with the rear garden further benefiting from a pleasant patio and decking area, ideal for outdoor entertaining and relaxation. Further benefits include a driveway that provides off-street parking, double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, blinds, oven, hob, hood, microwave, fridge-freezer, dishwasher, washing machine and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.





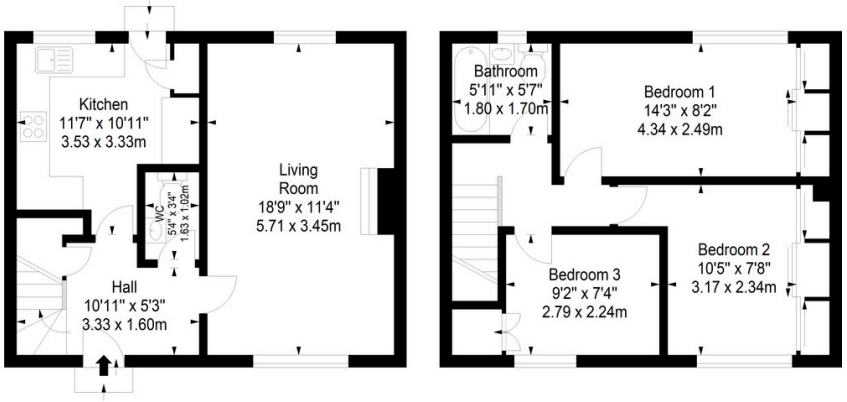




Edmonstone Road,
Danderhall,
Dalkeith,
Midlothian, EH22 1QJ

SquareFoot

Approx. Gross Internal Area
854 Sq Ft - 79.34 Sq M
For identification only. Not to scale.
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Ground Floor First Floor







Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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