

RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Fernwood Drive

Danderhall, Midlothian, EH22 1FS

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Occupying an attractive position within a modern residential development in Danderhall, this contemporary detached house presents approximately 133 sqm of beautifully appointed accommodation over two floors. Immaculately presented, with refined modern interiors and a thoughtfully designed family layout, the property offers an appealing blend of style, comfort and everyday practicality.

A welcoming hall with a staircase and guest WC sets the tone, leading into a generous dual-aspect living room, where natural light creates a bright and inviting atmosphere. The impressive dining kitchen forms the social heart of the home, featuring sleek modern cabinetry, ample preparation space and plenty of room for family dining. French doors open onto the rear garden and patio, extending the living space outdoors and providing an ideal setting for relaxed entertaining. A separate utility room adds convenience.

Features

- Contemporary detached house in Danderhall
- Attractively presented modern interiors
- Bright entrance hall with staircase and a WC
- Generous living room with a sunny dual-aspect
- Spacious dining kitchen with modern fitted units and room for family meals
- French doors from the kitchen open directly to the rear garden and patio
- Landing with storage
- Principal bedroom with en-suite, wardrobe and Juliette balcony
- Three further bedrooms
- Family bathroom serving the remaining bedrooms
- Separate utility room
- Private front and rear gardens
- Garage and private drive for off-street parking
- Gas central heating and double glazing



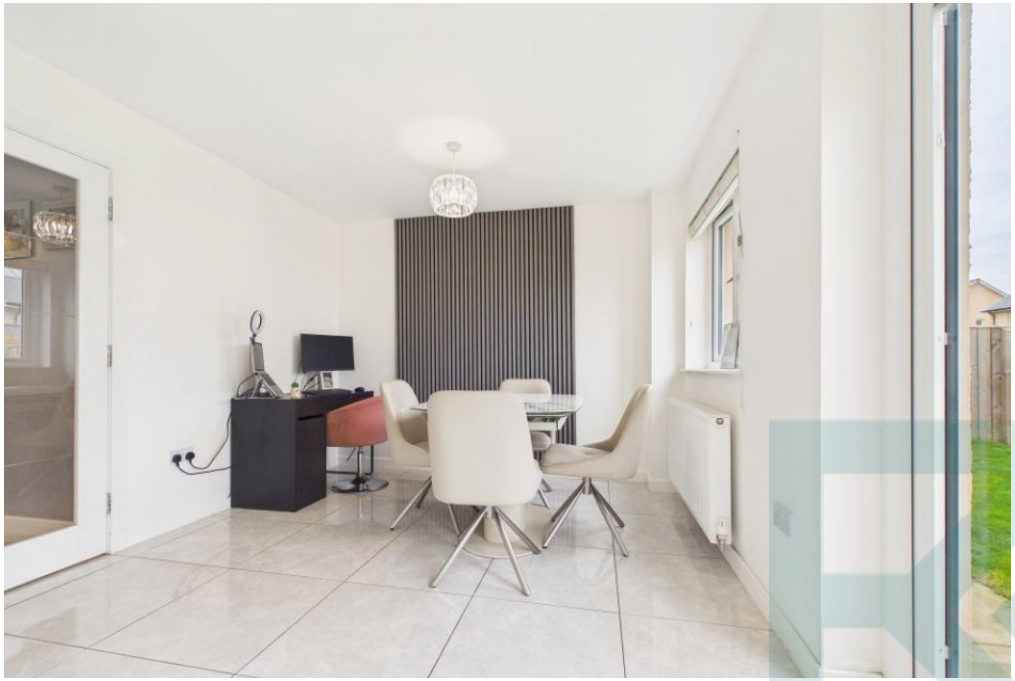


















Upstairs, the principal bedroom offers a peaceful retreat, complete with fitted wardrobe, en-suite shower room and a Juliette balcony. Three further well-proportioned bedrooms provide excellent flexibility for family, guests or home working, while a stylish family bathroom serves the remaining layout. Useful landing storage completes the upper floor.

The private front and rear gardens provide attractive outdoor spaces, with the rear patio offering a lovely setting for alfresco dining and summer gatherings. An garage and private driveway provide excellent off-street parking and storage.

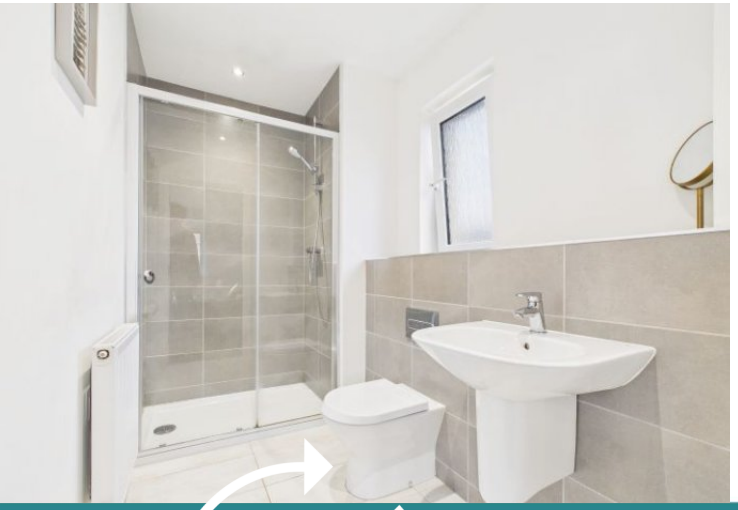
Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.

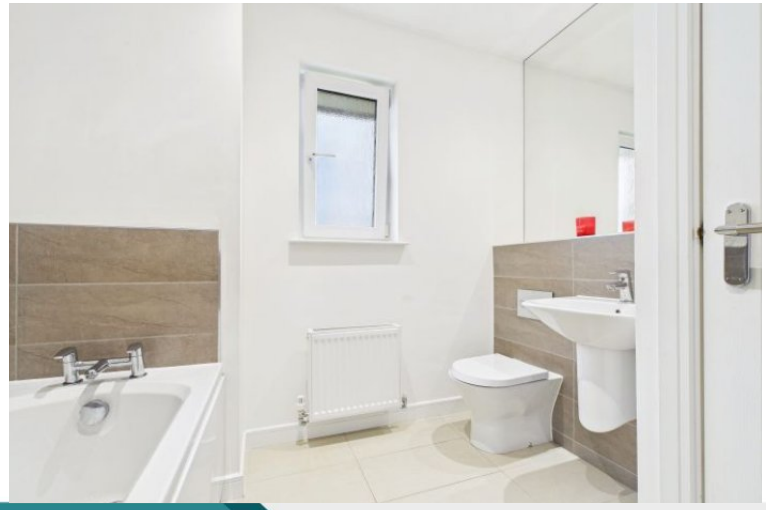














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French doors from the dining kitchen open directly to the rear garden and patio.




Alexander McQUEEN







Danderhall, Midlothian

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 incorporating a supermarket, a library, a GP surgery, a takeaway and a pub.

The nearby town of Dalkeith provides a wider range of shopping and entertainment facilities, as do Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both situated close by. 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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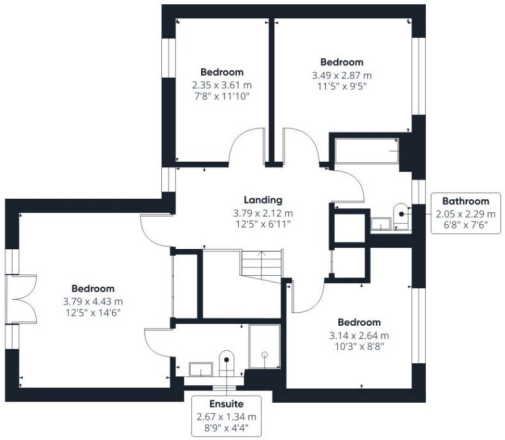
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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of 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



Main Floor





FLoor Level 2

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Approximate total area(1)
133.1 m²
1432 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:
F	B	£415,000