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Offers Over

£175,000

54 Arthur View Crescent

Danderhall | Midlothian | EH22 1NG

This attractive, light-filled main door lower villa benefits from private front and rear gardens and a private driveway. Presented to the market in move-in condition, the property represents an excellent opportunity for first-time buyers, families or investors seeking a well-appointed home in a convenient location, close to a wealth of local amenities and transport links.

- 3 Bedrooms
- 1 Public room
- 1 Bathroom
- Private Garden
- Driveway
- EPC Rating – C
- Council Tax Band - B



Description





Having recently benefited from the installation of a contemporary new kitchen, replacement UPVC front and rear doors and fresh redecoration throughout, this appealing home offers generously proportioned accommodation, complemented by a sunny south-facing rear garden. The accommodation comprises; entrance vestibule leading to the L-shaped hallway with useful storage provisions. The front-facing reception room is an inviting living space, featuring an attractive fireplace with a quartz hearth and with built-in low-level shelving. Located off the reception room, the contemporary kitchen/ breakfast room enjoys an outlook over the rear garden and provides direct access via a UPVC door. The kitchen is fitted with a stylish range of wall and base units, complemented by contrasting quartz worktops and incorporating an integrated electric hob, oven and extractor hood. A freestanding washing machine is also included in the sale, while a large walk-in store cupboard provides additional useful storage. There are three generously proportioned double bedrooms, each benefiting from built-in storage or wardrobes. Completing the accommodation is a bathroom fitted with a white three-piece suite, incorporating a Rainfall shower over the bath. Further benefits include double glazing and gas central heating, with combi boiler (installed approximately seven years ago) and solid oak flooring in the reception room and hallway.

Certain images have been virtually staged and digitally enhanced to illustrate the potential appearance of the property following a makeover. These images are for illustrative purposes only and do not represent the property's current presentation.

Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob/oven/hood and free standing washing machine.

Externally

There is a private garden located to the front incorporating a driveway providing valuable off-street parking and situated to the rear is a fully enclosed south-facing garden with artificial lawn, patio and garden shed.

Viewing

By appointment through Neilsons on 0131 625 2222.









Location

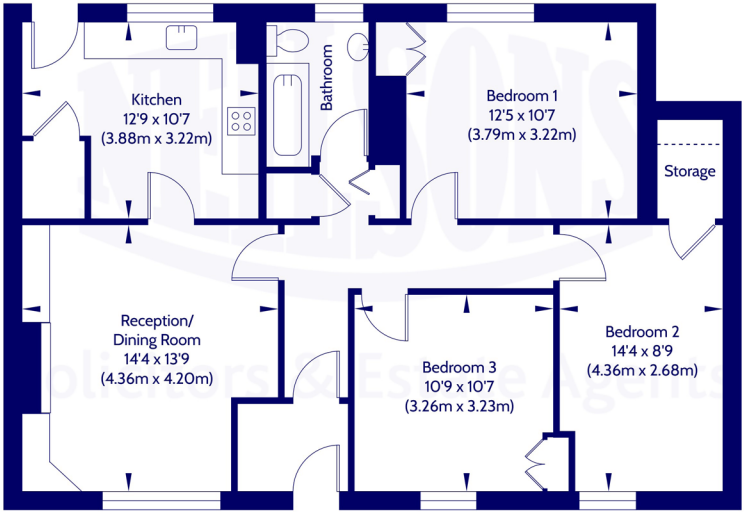
Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling closeby, GP surgery, pharmacy and local convenience stores. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together 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. 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.





Approx. Gross Internal Floor Area 85 Sq M / 916 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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