

## DANDERHALL

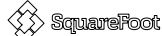
53 SPEEDWELL AVENUE  
EH22 1RA



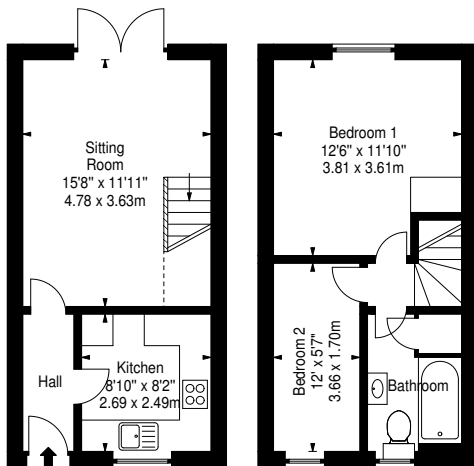
Attractive, well presented end terraced house quietly located within an established modern estate in the popular village of Danderhall.

- Entrance Hallway
- Bright Sittingroom/Diningroom
- Modern Fitted Kitchen
- Two Bedrooms
- Attractive Modern Bathroom
- Gas Central Heating
- Double Glazing
- Private Front and Rear Gardens
- Parking

Speedwell Avenue,  
Danderhall,  
Dalkeith,  
Midlothian, EH22 1RA



Approx. Gross Internal Area  
610 Sq Ft - 56.67 Sq M  
For identification only. Not to scale.  
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Ground Floor

First Floor



## LOCATION

Danderhall is a popular semi-rural Midlothian village located just off Old Dalkeith Road, approximately five miles from Edinburgh City Centre. The property is ideally placed for the many excellent local amenities the Village has to offer including local shops, pharmacy, surgery and post office, with further High Street shopping facilities available at Cameron Toll Shopping Centre, and Fort Kinnaird and Straiton Retail Parks. There is a local primary school and Edinburgh Royal Infirmary, Kings Buildings and Queen Margaret University Campus are also easily accessible. The property is also ideally placed for easy access onto the City by-pass and a regular bus service runs to the City Centre and surrounding areas.

## DESCRIPTION

Internally the property offers exceptionally bright and well-presented accommodation comprising; Welcoming entrance hall, light filled sittingroom/diningroom with patio doors to the rear garden and a well fitted kitchen with ample gloss white wall and base units with complementary work surfaces, coordinating

splashbacks and includes the integrated appliances. A sanded and painted staircase from the sittingroom/diningroom leads to the upper floor landing with hatch to the loft. The upper floor consists of two good sized double bedrooms and a stylish and recently upgraded bathroom (installed this year) with white three piece suite and duel over-bath shower. The property further benefits from gas central heating and double glazed windows throughout.

## GARDENS

There is an area of private garden to the front with parking space to the side. The lovely enclosed rear garden is laid to paving and decking with a large planted area to the rear, stocked with mature plants, shrubs and trees. Garden shed included.

## ENERGY EFFICIENCY RATING

C

## EXTRAS

To be included in the sale of the property are the blinds, integrated kitchen appliances, garden shed and furniture.

## Price & Viewings

Please refer to  
[www.moreprop.co.uk](http://www.moreprop.co.uk),  
[www.espc.com](http://www.espc.com),  
[www.rightmove.co.uk](http://www.rightmove.co.uk) or call us  
on 0131 240 0700 for details of  
current price and viewing  
arrangements.

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property ask your solicitor  
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