





Absolutely stunning steading conversion now forming a beautifully bespoke linked detached family home. Beautifully decorated and enhanced throughout this opulent property really will be the envy of all your family and friends. McDougall McQueen are delighted to present this two public, four-bedroom, two ensuite and two shower room semi-detached house presented to the market in turn key condition and offering superb family living accommodation with generous room sizes over two levels. The property is accessed via and situated in a modern residential estate, close to all amenities including local schooling in the popular village of Danderhall on the outskirts of Edinburgh. The commute to Edinburgh is very simple, fast, and efficient with both park and ride bus terminals and train stations in close proximity as is the Edinburgh Royal Infirmary. The property has private garden grounds which are ideal for outside entertaining and relaxation with allocated parking for two cars. Viewing is essential to fully appreciate the property on offer and should be conducted at your earliest convenience.

- Reception hallway with stairs to the upper level and large store cupboard
- Spacious lounge with front facing window, feature fireplace with electric vapour stove style fire
- Grand dining room with vaulted style roof with two Velux roof windows and a window to the front offering an abundance of light
- Stunning modern fitted dining kitchen with dual aspect windows, a great range of white gloss base and wall units, with

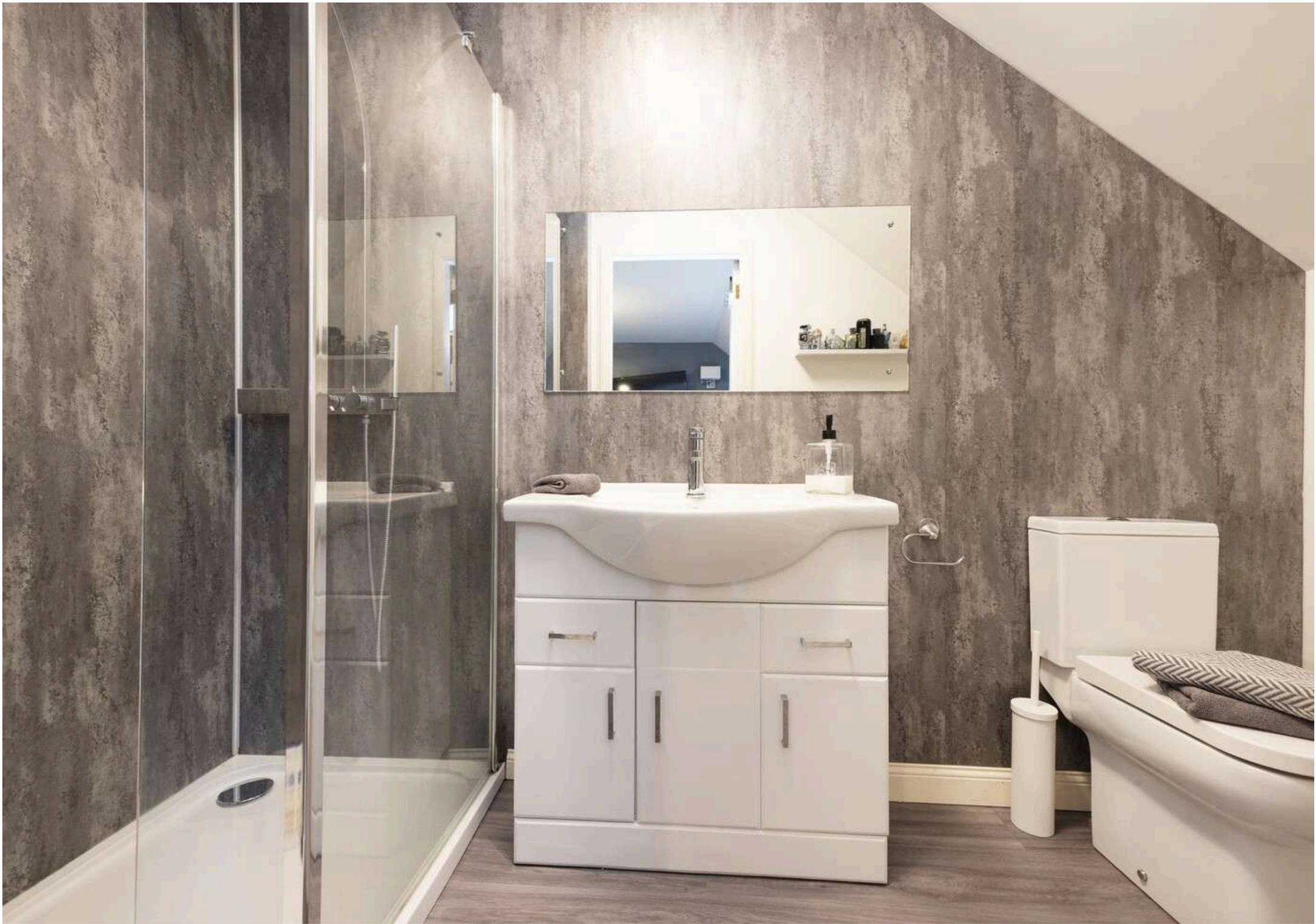
- stardust marble worktops and unit lighting, five ring gas hob, extractor, two ovens, integrated microwave oven, integrated dishwasher, and American style fridge freezer with ample space for a dining table and chairs
- Utility room with a further range of base and wall units with door to the garden
- Large ground floor bedroom with twin windows to the side
- Ensuite bathroom with shower over the bath, shower screen, wc and sink with vanity units, bidet, and towel radiator







- Ground floor shower room with shower cubicle featuring an overhead shower, body jets, wc and sink
- Galleried upper hallway/study area with store cupboard, loft access and dormer style window to the front
- Bedroom two with Velux roof window and Dormer window
- En-suite shower room with walk-in shower with overhead raindrop shower and attachment, wc and sink with vanity unit
- Bedroom three with both Velux and Dormer windows and built-in mirrored wardrobes
- Bedroom with Velux window and built-in mirrored wardrobes
- Upper level, family shower room with large walk-in shower featuring an overhead raindrop shower and attachment, wc and sink with vanity unit, towel radiator and Dormer window
- Wooden shed and large workshop/storage, both with lights/power
- Lovely private garden grounds to the front and side
- Two allocated parking spaces





Location

Danderhall is a highly popular village ideally placed on the outskirts of Edinburgh's south side. It is positioned near to the Edinburgh Royal Infirmary, the City Bypass and other main road routes making Danderhall an excellent location for commuting to the City Centre, Midlothian, and Border towns. There are good local schools, shops nearby to providing for everyday needs, and an excellent variety of retail outlets at Cameron Toll, Fort Kinnaird and Straiton Retail Park all of which are just a short drive away. The Sheriffhall Park and Ride station is only a few minutes from the property as is the Borders Rail line Shawfair station, providing excellent quick access to Edinburgh and the Borders.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, white goods, or other moveable items as these are deemed sold as seen. Other items may be included by negotiation and are subject to offer.

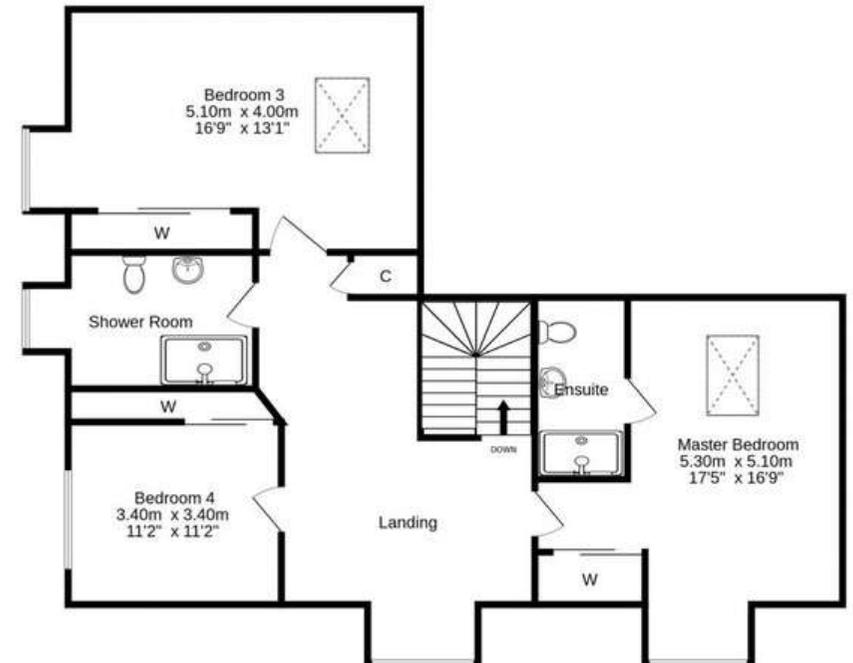
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023