



62 Redcroft Road,
Danderhall, Dalkeith, Midlothian, EH22 1FQ



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Boasting lovely open views and enjoying bright and immaculately presented interiors is this lovely detached house. Forming part of a modern development in the sought after village of Danderhall, a short five miles south to Edinburgh's city centre the house offers fantastic family living.

With gas central heating and double glazed windows the accommodation includes an entrance hallway with under stairs cupboard and a cloakroom fitted with a two piece white suite and window to front. The lovely, well-proportioned lounge has a window to the front and contemporary wood feature to the centre of one wall. The large dining kitchen is fitted with a range of white gloss base and wall units with oven, hob, hood, dishwasher and fridge/freezer included and French style doors lead to the rear garden. There is a utility room with space for washing machine and tumble drier, storage cupboard and door to rear. Upstairs there is a cupboard within the landing and there are four good sized bedrooms, three of which have fitted wardrobes and the master has an en suite shower room. The bathroom has a three piece white suite with window to rear.

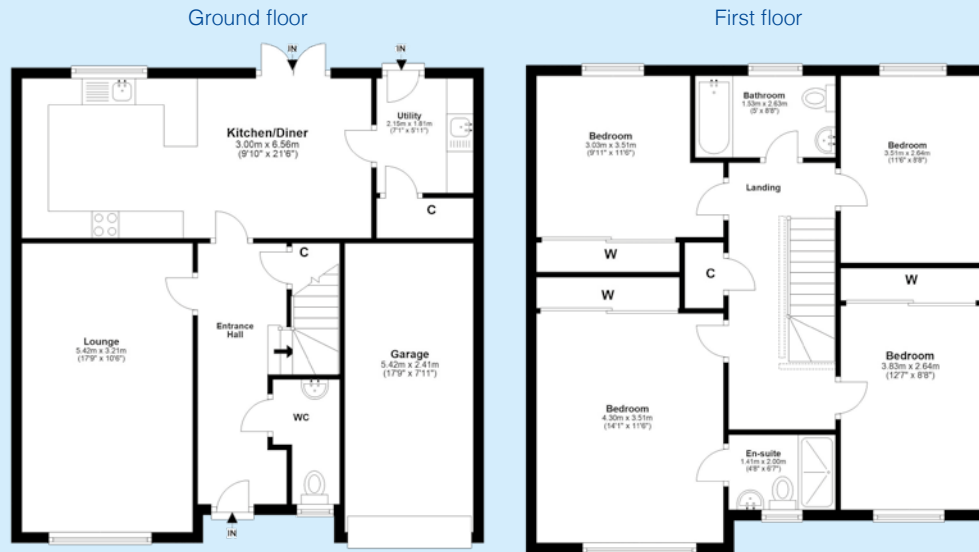
Externally there is a front garden and a lock blocked driveway leads to the single attached garage. There is a good sized south facing garden to the rear which is mainly laid to lawn with patio and shed.

Early internal viewing of this stunning family home is essential to fully appreciate the immaculate accommodation and excellent position within the development.

Area Description

Danderhall is an expanding village on the suburb of Edinburgh with a range of local shops and amenities. Nearby Dalkeith is a very sought after town with a range of excellent amenities including shops, bars, restaurants and many leisure facilities as well as being a short distance from both Straiton and Fort Kinnaird retail parks. The city bypass is close by for easy access towards Edinburgh Airport. There is also a train station at nearby Eskbank which is a short drive. On the edge of Dalkeith is the picturesque Dalkeith country park with its woodland walks, country shop and restaurant. There is also good local schooling available from primary to secondary level.





Accommodation

Lounge:	5.4m x 3.2m	(17'9" x 10'6")	Bedroom 2:	3.84m x 2.64m	(12'7" x 8'8")
Dining Kitchen:	6.55m x 3m	(21'6" x 9'10")	Bedroom 3:	3.5m x 3.02m	(11'6" x 9'11")
Utility Room:	2.16m x 1.8m	(7'1" x 5'11")	Bedroom 4:	3.5m x 2.64m	(11'6" x 8'8")
Master Bedroom:	4.3m x 3.5m	(14'1" x 11'6")	Bathroom:	2.64m x 1.52m	(8'8" x 5')
En suite:	2m x 1.42m	(6'7" x 4'8")	Garage:	5.4m x 2.41m	(17'9" x 7'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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