



63 Fernwood Drive, Danderhall, Dalkeith, Midlothian, EH22 1FS

Light & Immaculately Presented, Three-Bedroom, Semi-Detached Family Home with Gardens & Driveway

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Property Description

Light and immaculately presented, three-bedroom, semi-detached family home, with gardens and a driveway. Set on a generous southerly facing plot of a modern residential development located in the popular Danderhall area, southeast of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Tastefully finished throughout, it features a fully integrated kitchen, contemporary flooring, and upgraded recessed spot lighting throughout. In addition, there are stylish bathrooms, multiple TV points, a floored loft, gas central heating, solar panels, and double glazing.

Externally, there is low-maintenance landscaping and a mono-blocked driveway, whilst an enclosed rear garden includes a lawn, patio and a large storage shed.

The development also has ample residential parking provision, visitor spaces, and well-maintained communal grounds, including a large shared green.

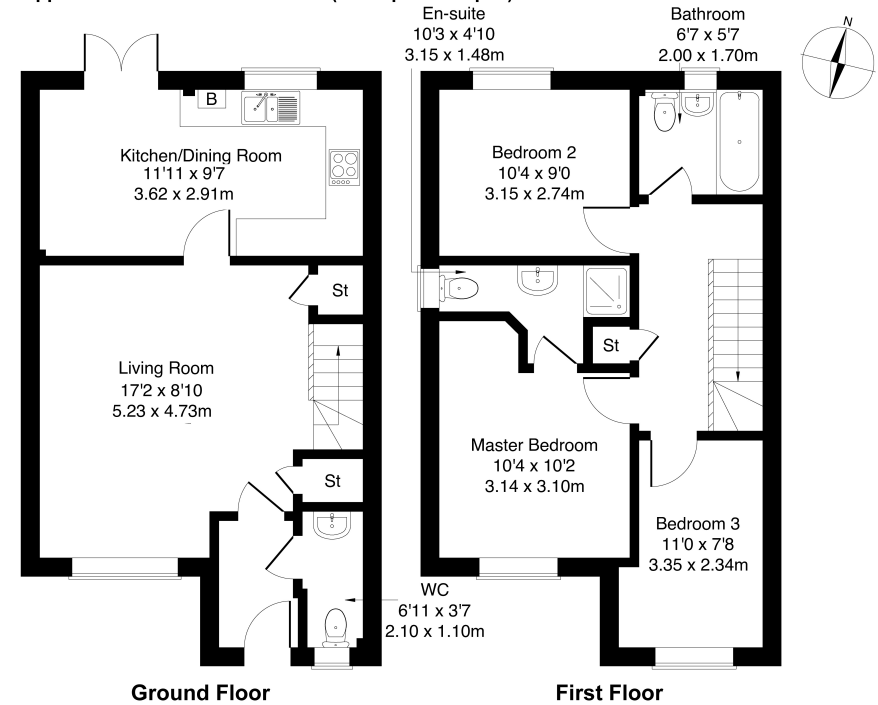
The welcoming entrance hall provides a seamless flow into the main living areas, with a conveniently located WC positioned to the right. The living room is generously proportioned and thoughtfully designed, featuring stylish herringbone-style wood-effect flooring, a wall-mounted TV point and two useful built-in storage cupboards. Ample space allows for both comfortable seating and additional furnishings, while modern spotlighting enhances the bright and inviting atmosphere. Leading through from the living room, the contemporary kitchen/dining room continues the elegant herringbone-style flooring and offers a practical yet stylish layout. It is fitted with stone-effect worktops, a sink with drainer and a range of integrated appliances including a washing machine, dishwasher, fridge/freezer, double oven and a five-ring gas hob with canopy extractor above. There is also plenty of space for a dining table, making it ideal for both everyday living and entertaining. French doors open directly onto the rear garden, allowing natural light to flood the space.

Upstairs, the principal bedroom is well-presented and spacious, complete with soft carpeted flooring, spotlighting, a wall-mounted TV point and a built-in wardrobe with mirrored sliding doors, as well as access to a sleek en-suite shower room. The two additional bedrooms are also well-proportioned and finished with carpeted flooring, making them ideal as guest rooms, children's bedrooms or a home office. A further built-in storage cupboard is conveniently located on the first-floor landing. Completing the accommodation, the modern three-piece family bathroom is fitted with tiled flooring, spotlighting and a stylish tiled splashback surround, offering a clean and contemporary finish.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Danderhall is a popular residential area situated just south of Edinburgh city centre, conveniently positioned within the city bypass. The area offers a strong selection of local amenities, including a supermarket and its own primary school, while a variety of shops and sports facilities are located nearby. Residents benefit from easy access to major retail parks such as Fort Kinnaird, Straiton, and Cameron Toll. With

Edinburgh city centre approximately a 20-minute drive away, Danderhall is ideal for commuters, supported by excellent road links via the nearby Sheriffhall roundabout, which connects to the city bypass and the wider motorway network. Public transport is also readily available, with regular bus services operating along Old Dalkeith Road (A7) and from The Wisp.





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