



Thorntons
The right way to move

4 Claybarns, Danderhall,
Dalkeith, Midlothian EH22 1FW





Summary

The accommodation is arranged over two levels and flows effortlessly to suit modern family living. The ground floor includes a bright front-facing lounge and a spacious rear-facing kitchen/diner with direct access to the garden, ideal for indoor-outdoor entertaining. A WC completes the lower level. Upstairs, the principal bedroom enjoys an en suite shower room, while the two further bedrooms share a stylish family bathroom. The layout maximises space and natural light throughout. Located in the sought after new Shawfair development, this immaculate semi-detached family home offers both excellent connectivity and family-friendly surroundings.

Features

- Semi-detached modern family home
- Spacious Lounge
- Spacious rear-facing kitchen/diner
- Family bathroom and ground floor WC
- Three bedrooms with primary En-suite
- Large rear garden
- Two parking spaces
- Gas central heating with combi boiler
- Fully double-glazed windows

Room Measurements

Lounge 13'1" x 13'0" (3.98m x 3.97m)

Kitchen/Dining Room 16'9" x 11'1" (5.10m x 3.37m)

WC 6'3" x 3'10" (1.90m x 1.16m)

Bedroom 1 (with En Suite) 13'0" x 9'0" (3.96m x 2.74m)

En Suite 7'6" x 4'8" (2.28m x 1.42m)

Bedroom 2 9'11" x 9'6" (3.02m x 2.90m)

Bedroom 3 9'4" x 7'5" (2.84m x 2.27m)

Bathroom 6'11" x 6'5" (2.11m x 1.94m)



Beautifully presented three-bedroom
Semi-detached home located in the
sought-after new Shawfair development







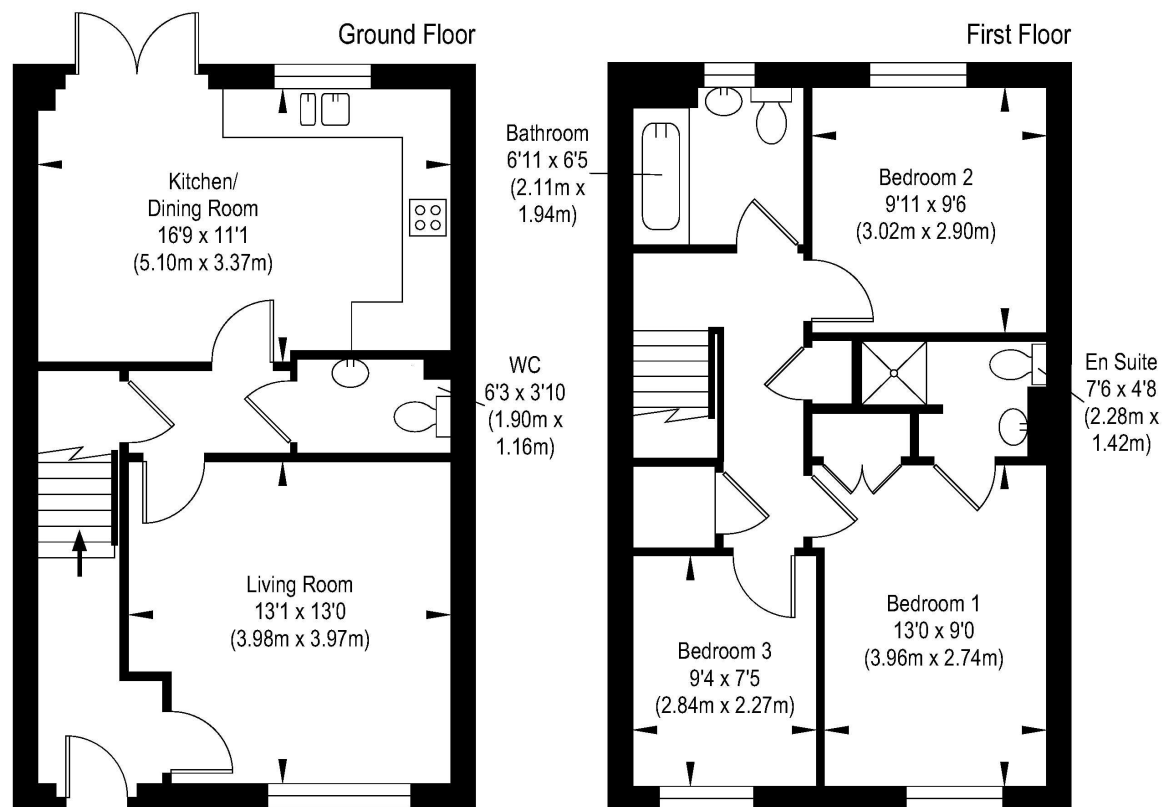
Viewing is highly recommended to
appreciate this modern family home



Floorplan



Approx. Gross Internal Floor Area 88.06 Sq M / 948 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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