



Property Description

Spacious and well presented, three-bedroom, upper villa, with gardens and a driveway, located in the popular and established Danderhall area in Midlothian.

Comprises: an entrance stairway, hall, living/dining room, kitchen, three double bedrooms, and a family bathroom.

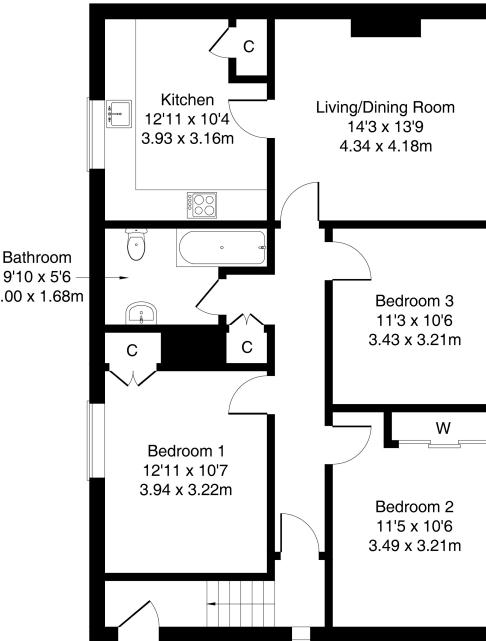
Features include a stylish modern kitchen and bathroom, contemporary flooring, and light modern decor throughout. In addition, there is good integrated storage, a generous loft with flooring and lighting, gas central heating, and double glazing. Externally, there is a paved path and lawn to the side, whilst there is a large enclosed garden, laid to lawn, and a driveway to the rear.

A generous entrance offers ample space for outerwear, with a side-aspect window on the upper landing for good natural light. The upper hall then gives access to all rooms except the kitchen. Set to the front, a spacious public room offers space for both lounge and dining furniture, and includes a wall-mount TV point, and stylish contemporary flooring which runs continuously into the kitchen.

To the rear, the modern kitchen includes matching wood-effect worktops and surround, unit downlighting, a sink with drainer, and an integrated fridge/freezer, oven and ceramic hob, with space for further freestanding white goods.

Bedroom one similarly overlooks the rear garden and includes a built-in wardrobe. Two further carpeted bedrooms are set to the front, both with ample space for freestanding storage, and bedroom two also offering a built-in wardrobe with sliding mirrored doors. The stylish bathroom is set to the rear with a contemporary suite including a shower over the bath, Travertine wall and floor tiling, recessed spot lighting and a ladder-style radiator.

mov⁸ 19 Forthview Crescent, Danderhall, EH22 1NB
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Approximate Gross Internal Area: (975 sq ft - 91 sq m.)



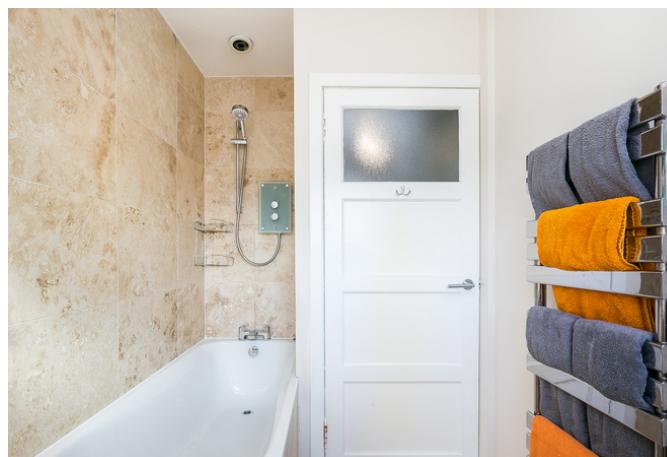
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Danderhall, located south of Edinburgh city centre, just inside the city bypass, offers a good range of local amenities, including a local supermarket, and also has its own primary school. A number of local shops and sports centres are in close proximity, while major retail parks located at Fort Kinnaird, Straiton, and Cameron Toll are within easy access.

Edinburgh city centre is roughly a 20 minute drive away, making the area popular with commuters, with the Sheriffhall roundabout, just to the south of Danderhall, providing links to the city bypass and the major motorway networks beyond. In addition, a regular bus service runs along the main Old Dalkeith Road/A7, and also from The Wisp.





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