



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

Immaculately Presented and Spacious, Modern Four-Bedroom Family Home

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Property Description

Immaculately presented and spacious, modern four-bedroom family home with gardens, an integrated double garage, and a driveway. Set adjacent to a shared green, forming part of a modern, family-oriented development in the Danderhall area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, utility room, master bedroom with en-suite, three further double bedrooms, a family bathroom and a ground-floor WC.

Ready-to-move-in and finished in contemporary decor, this desirable family home features quality fixtures and fittings throughout.

Highlights include a modern integrated kitchen, stylish bathroom suites, quality LVT flooring, contemporary lighting and a south-facing garden. In addition, there are multiple TV points, gas central heating, solar panels, double glazing, and good storage, including a loft and a powered garage.

Externally, there is a lawn and double driveway to the front, whilst a rear garden features a lawn, with paved patios and a store shed. This desirable residential development provides maintained communal grounds, additional visitors' parking, and superb transport links.

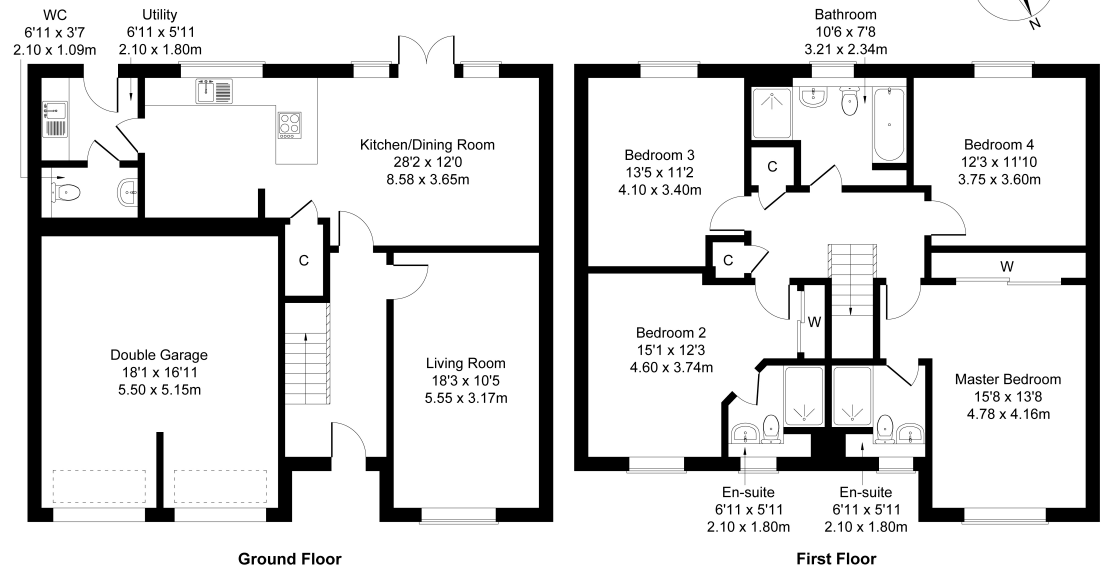
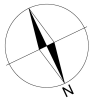
A welcoming entrance hall provides access to all ground-floor rooms throughout this well-presented home, which offers good storage provision throughout. The spacious living room offers a comfortable and inviting space, complete with soft carpeted flooring, a wall-mounted TV point, central light fitting, and a large window that floods the room with natural light. There is ample space for both family relaxation and entertaining guests, and additional storage options are thoughtfully incorporated to maintain a clean and uncluttered feel. Set to the rear, the kitchen/dining room features attractive wood-effect flooring, a built-in storage cupboard, and French doors that open directly onto the rear garden, creating an ideal space for indoor-outdoor living. The kitchen area continues the modern theme with wood-effect worktops, a tiled splashback surround, spotlighting, and a sink with a drainer and mixer tap. Integrated appliances include a fridge/freezer, dishwasher, double oven, and a gas hob with a canopy above. Adjacent to the kitchen, a convenient utility room provides access to a WC and useful storage.

Moving upstairs, the spacious master bedroom features carpeted flooring, a built-in wardrobe with mirrored sliding doors, and access to a contemporary en-suite shower room. The remaining three bedrooms are all carpeted and well-proportioned, offering flexibility for use as guest rooms, children's bedrooms, or home offices. Bedroom two also benefits from a built-in wardrobe with mirrored sliding doors and a private en-suite. Each bedroom provides generous storage space, with built-in cupboards and thoughtful design ensuring practicality throughout. Completing the property, the modern three-piece family bathroom features tiled-effect flooring, a tiled splashback surround, a shower cubicle, a sleek washbasin, and spotlighting, giving it a clean, modern finish.



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Approximate Gross Internal Area: (2056 sq ft - 191 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 from Sheriffhall Park and Ride nearby, as well as Shawfair train station.





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