



6 Claybarns, Danderhall, Dalkeith, Midlothian, EH22 1FW

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

éspc rightmove[®] Zoopla
find your happy

Property Description

Immaculately presented and spacious, four-bedroom family home with gardens, a detached garage and a driveway. Located in a modern, maintained and family-orientated residential development south of Edinburgh centre, in the Danderhall area, Midlothian.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, study, an en-suite shower room, a family bathroom and ground-floor WC.

Ready-to-move-in, finished in light neutral decor, this desirable home offers flexible family living, with open shared greens to the front and a south-facing rear garden. Highlights include a stylish fitted kitchen and bright modern bathroom suites, quality contemporary flooring, and multiple TV points. In addition, there is dual-gas central heating, double glazing, solar panels and good storage including a loft and a garage with power and lighting.

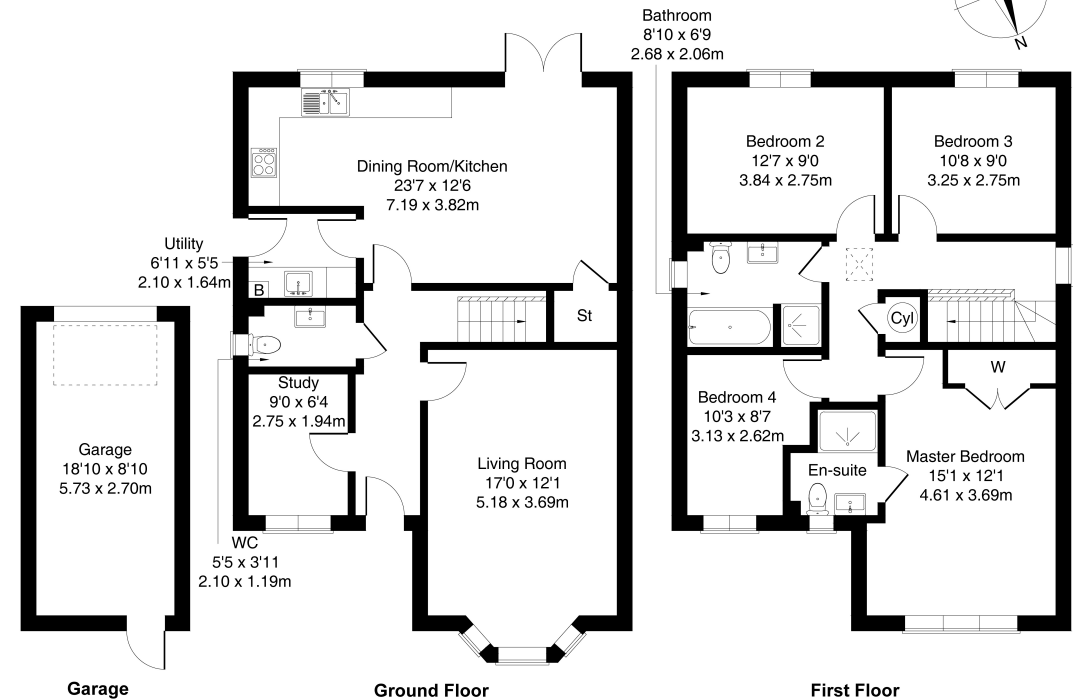
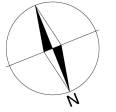
Externally, there is further access to the rear, with the enclosed garden featuring a lawn, a quality stone paved patio, a bike/store shed, and access to the garage and driveway with two private parking spaces. To the front, there is a lawn with privacy hedging; whilst the development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and a study offering a potential home office space. Set to the front, the living room is tastefully finished, with features including a large bay window allowing plentiful natural light, and modern wood effect flooring. Set to the rear, a spacious dining/kitchen has space for both lounge and dining furniture, LVT flooring, and patio doors leading to the southerly-facing garden. Modern fitted units include stone effect worktops with matching upstands, a sink with a drainer, and an integrated gas hob, oven and dishwasher. Whilst a separate utility room offers further garden access, fitted units and ample space for freestanding appliances.

On the upper floor, the master bedroom offers a generous room size, including carpeted flooring, a built-in wardrobe and a modern en-suite shower room; whilst three further bedrooms are set to each aspect, similarly well-finished, with light decor and carpeted flooring. Completing the accommodation, the family bathroom is fitted with a stylish suite including a separate shower cubicle and bathtub.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

6 Claybarns, Danderhall, Dalkeith, EH22 1FW
Approximate Gross Internal Area: (1625 sq ft - 151 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 within 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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

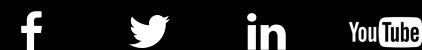
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.