



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

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Garden & Driveway

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Property Description

Immaculately presented, three-bedroom, south facing, semi-detached family home, with an enclosed garden and a driveway. The property is set adjacent to a shared green, in a contemporary residential development located in the popular Danderhall area, southeast of Edinburgh.

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

Highlights include a stylish fitted kitchen, modern bathrooms, dual-climate control gas central heating, solar panels, and double glazing. In addition, there are multiple TV points, quality Amtico flooring on the ground floor, a partially floored loft, and light, neutral decor throughout, ready to move in.

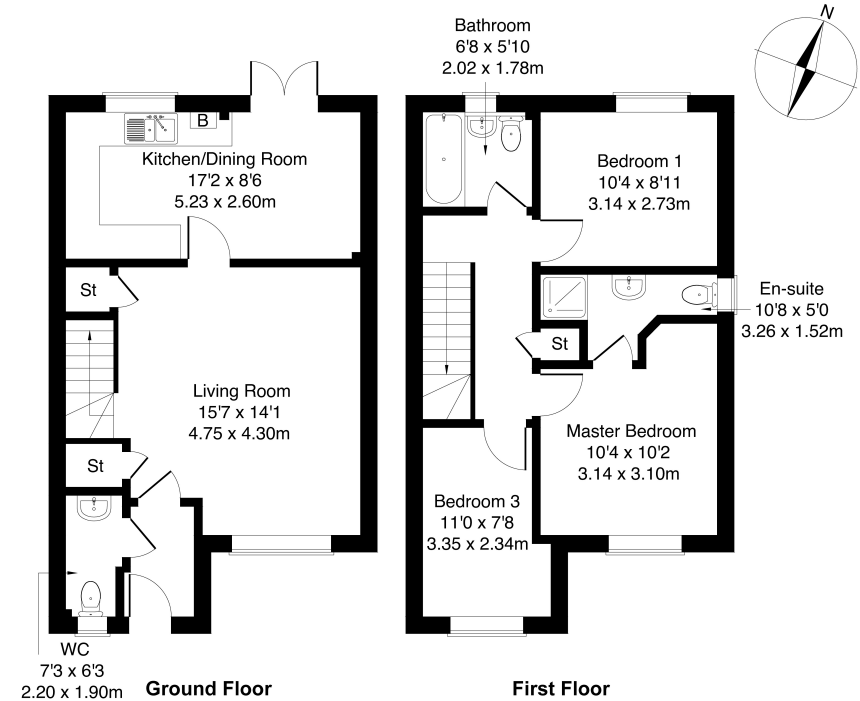
Externally, the property benefits from a gated, low-maintenance patio to the front and a brick-paved driveway, and an enclosed rear garden including a lawn and patio. The development also has ample residential parking provision, visitor spaces, and well-maintained communal grounds.

The entrance hall provides space for outerwear and freestanding furniture and leads to a convenient ground-floor WC. A bright front-facing living room features quality Amtico flooring, a built-in store cupboard, and access to the carpeted stairway. To the rear, the stylish dining/kitchen includes contemporary units with marble-effect worktops, an integrated fridge/freezer, dishwasher, double oven, gas hob with canopy, and easy-maintenance flooring. French patio doors open directly onto the enclosed rear garden.

Upstairs, the front-facing master bedroom benefits from a built-in mirrored wardrobe and an en-suite shower room with an integrated cubicle. Two further well-proportioned bedrooms are set to either aspect, both with carpeted flooring. Completing the home, the rear-facing family bathroom is fitted with a modern three-piece suite, a mains shower over the bath, and tiled splash walls.

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Approximate Gross Internal Area: (936 sq ft - 87 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, situated just south of Edinburgh city centre and conveniently inside the city bypass, offers a variety of local amenities, including a supermarket and its own primary school. The area is well-served by nearby shops and sports centres, while major retail parks such as Fort Kinnaird, Straiton, and Cameron Toll are easily accessible. Edinburgh's city centre is only a 20-minute drive

away, making Danderhall a popular choice for commuters. The nearby Sheriffhall roundabout provides excellent connections to the city bypass and the broader motorway network. Additionally, a regular bus service operates along the main Old Dalkeith Road/A7 and from The Wisp, ensuring excellent transport links.





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