

41 Fernwood Drive

DANDERHALL, EDINBURGH, EH22 1FS



IMMACULATE FOUR-BEDROOM DETACHED FAMILY HOME WITH GENEROUS GARDEN AND DOUBLE GARAGE



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Built in 2021 and still covered by its NHBC warranty, this stunning four-bedroom detached home on Fernwood Drive, Danderhall, is presented to the market in immaculate, walk-in condition. Offering spacious, modern living across two levels, it makes the perfect family home in a sought-after development.

Entering through the front door, you are welcomed into a bright hallway leading to the main living spaces. To your right is the inviting living room, flooded with natural light thanks to its south-facing aspect, creating a warm and welcoming atmosphere.

The Property

To the rear of the property lies the impressive open-plan kitchen and dining area, the heart of the home. The modern kitchen is beautifully fitted with a five-ring gas hob, double oven, integrated fridge/freezer, dishwasher, and excellent countertop and storage space. The adjoining dining area is generous in size, ideal for family meals and entertaining. French doors open directly onto the rear garden, enhancing the sense of space and connection to the outdoors.









Off the kitchen sits a practical utility room with external access providing storage options, along with further storage created through drawers under the stairs. A convenient ground-floor WC completes the lower level.





Upstairs, the property continues to impress with four well-proportioned double bedrooms. Two benefit from stylish three-piece en-suite shower rooms, while the remaining bedrooms are served by a contemporary four-piece family bathroom featuring both bath and separate shower.





Bedroom 1







Bedroom 2





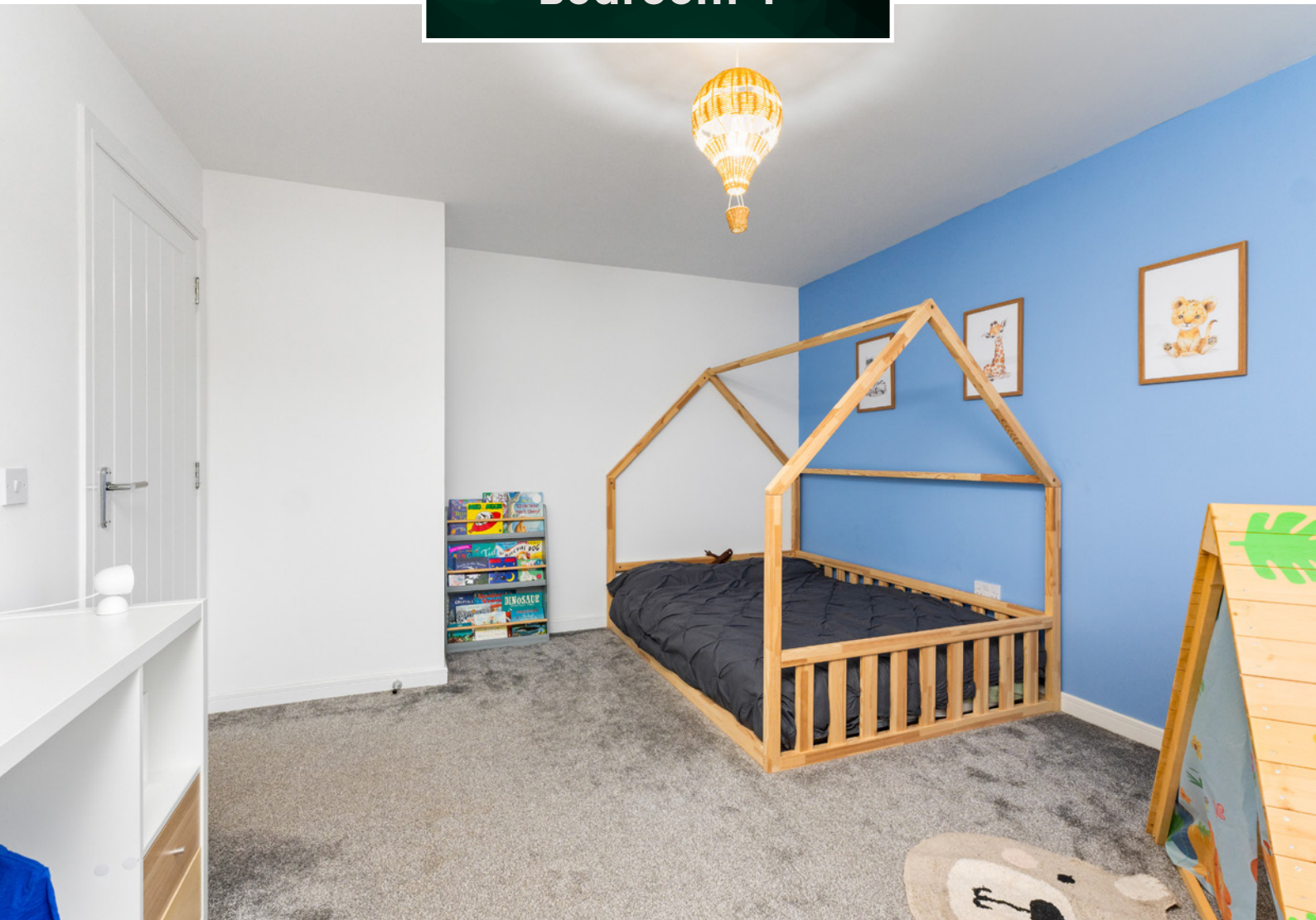


Bedroom 3

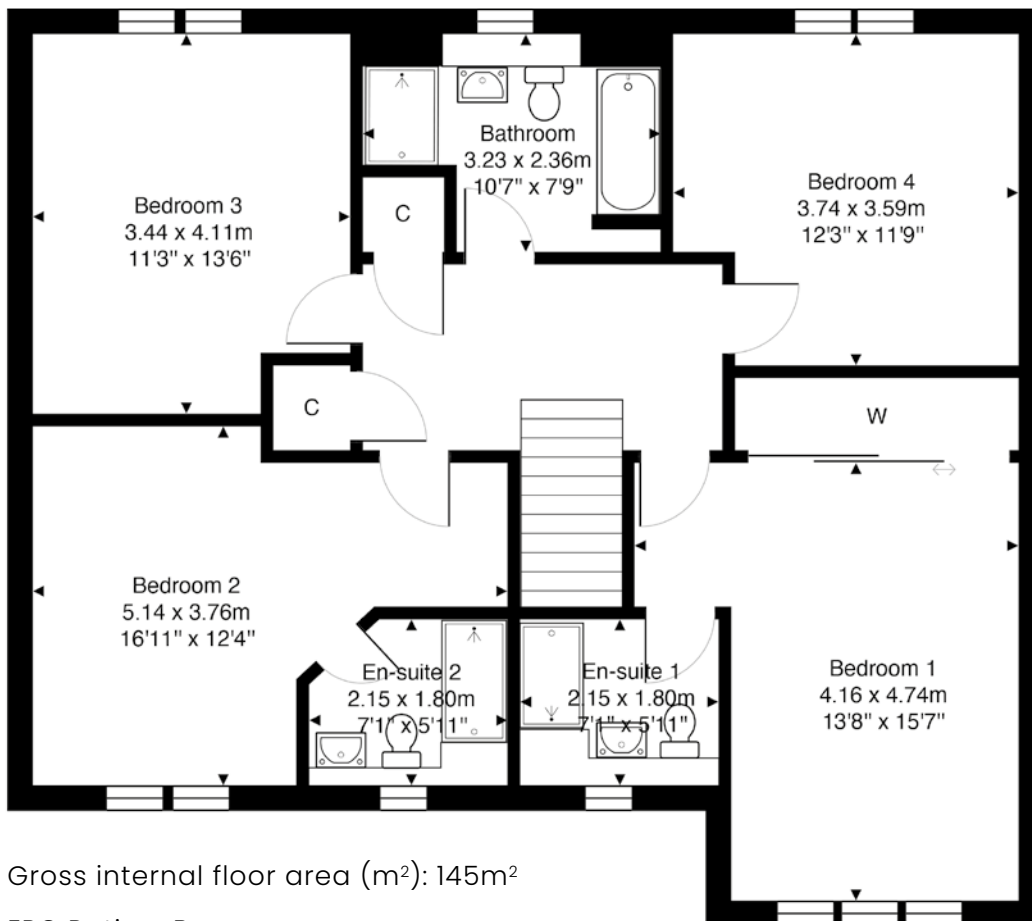




Bedroom 4

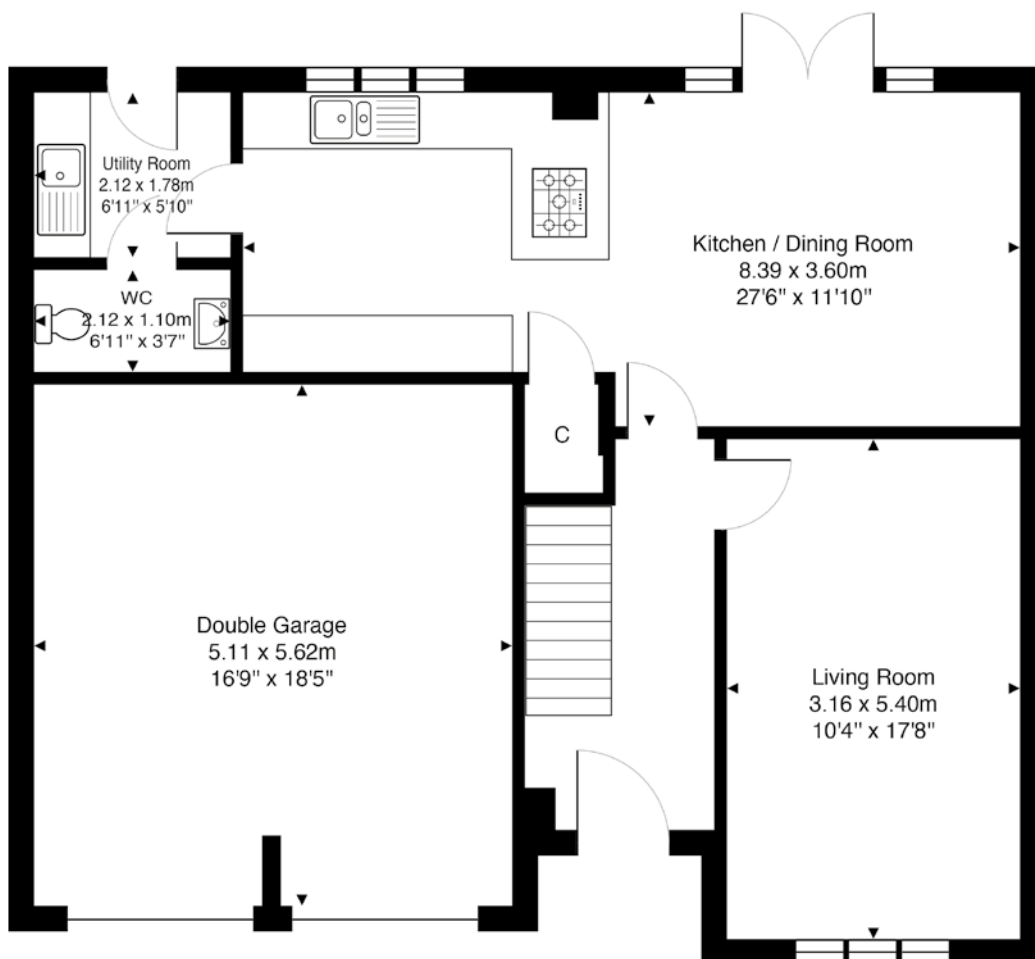






Gross internal floor area (m²): 145m²

EPC Rating: B



Externally, the home boasts a large, beautifully maintained rear garden, with seating areas positioned to enjoy the sun throughout the day, perfect for outdoor dining and relaxation. To the front, a double garage and spacious driveway, with EV charging, provide excellent parking and storage options.

This superb property combines modern design, generous proportions, and high-quality finishes, making it an outstanding opportunity for families seeking contemporary living close to Edinburgh.

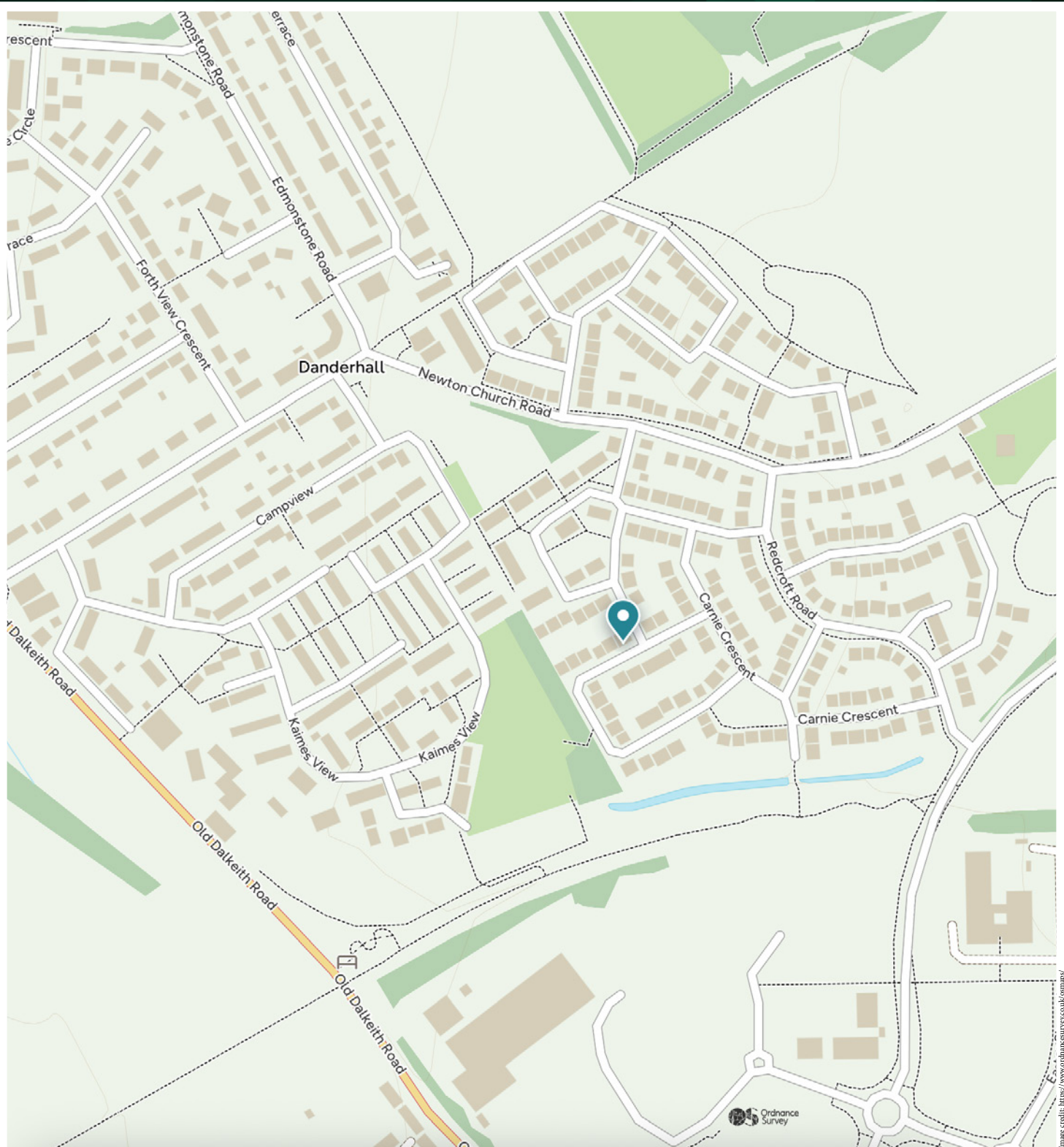




Danderhall is an independent village situated just off Old Dalkeith Road, lying to the southeast of the city centre, very close to the city bypass. Shawfair train station is 1.2 miles away, providing easy access to Edinburgh City centre with frequent regular trains with 15 minute travel time

As such, it is a self-contained community with its own shopping facilities. When more extensive facilities are required, it is a simple matter to travel down Old Dalkeith Road to Cameron Toll, or to Fort Kinnaird Retail Park, both of which offer a wide range of amenities which operate over seven days a week. A David Lloyd gym is located just 0.6 miles (10-minute walk) away.

The village is surrounded by open countryside, giving it a distinctly rural atmosphere, yet it is situated on the very edge of the city, roughly a mile within the city bypass. The Bypass itself of course gives excellent communications to many parts of the City, as well as direct links to all major routes. Danderhall may therefore be of interest to a buyer who is required to travel throughout the region, perhaps in connection with their profession.



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