

31 Campview

DANDERHALL, DALKEITH, EH22 1QB



*Spacious One Bedroom Terraced House In
Edinburgh's Danderhall Area of the City*



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McEwan Fraser Legal is delighted to present this bright and spacious one-bedroom mid-terraced house in excellent condition.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with ample space for various furniture arrangements, including dining space.
- Fully equipped kitchen which is fitted with hob, fan oven and freestanding white goods. The kitchen also provides access to the private rear garden.

THE KITCHEN





- The one double bedroom is well proportioned with two built-in wardrobes and additional space for further freestanding storage units.
- There is one main wet room which is modern and well-equipped with mains shower.

THE WET ROOM



THE BEDROOM

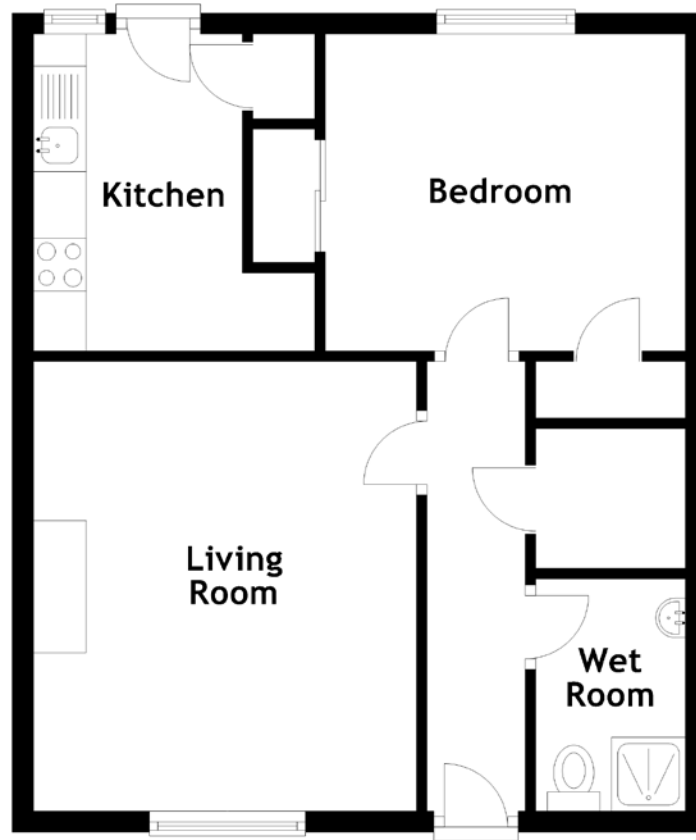


In addition, the property includes a spacious box cupboard, gas central heating and modern double glazing making for a warm home, year-round. The property further benefits from free on-street parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

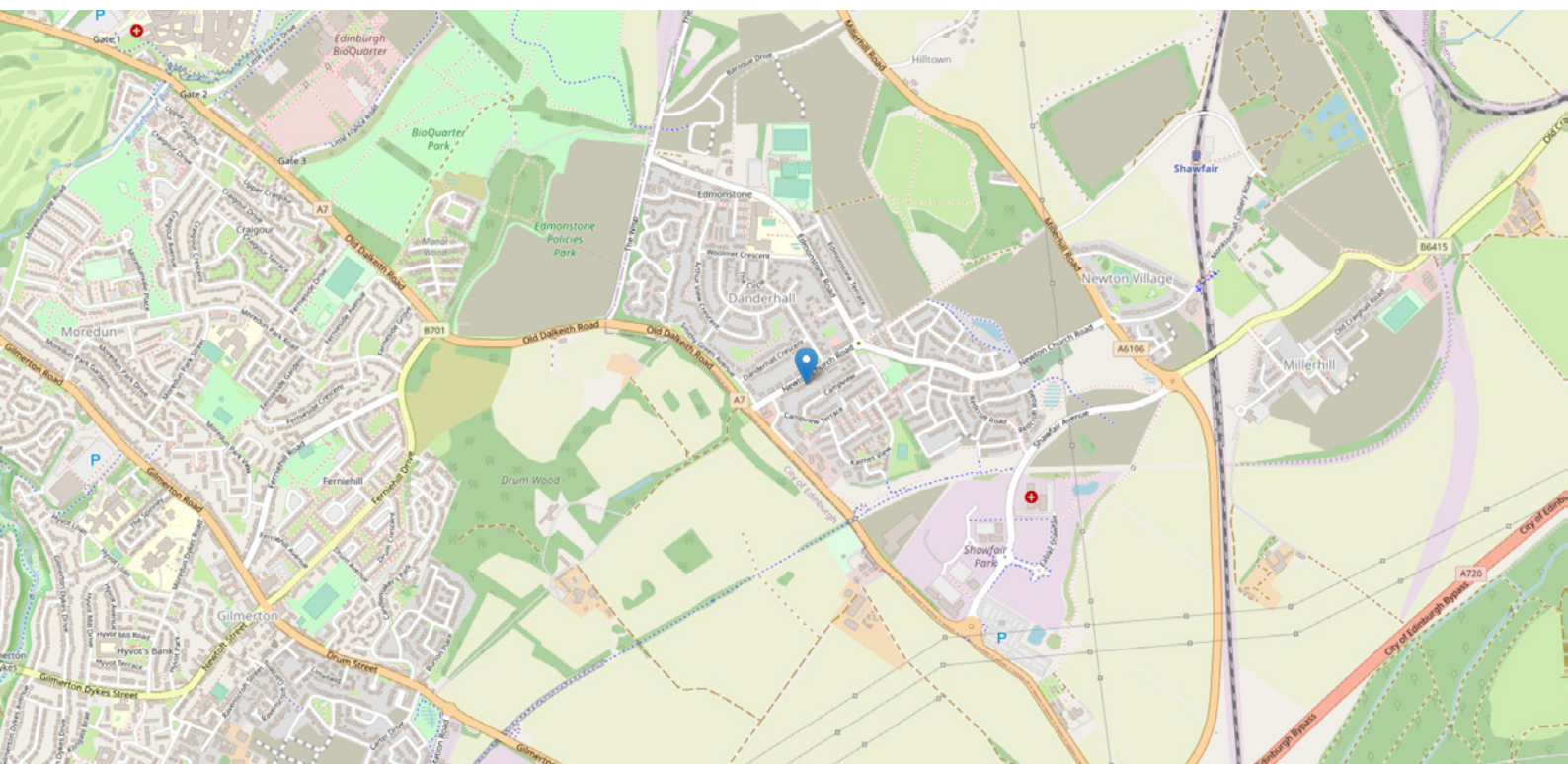
Living Room
Kitchen

4.26m (14') x 3.63m (11'11")
3.00m (9'10") x 1.98m (6'6")

Bedroom
Wet Room

3.41m (11'2") x 3.00m (9'10")
2.20m (7'3") x 1.42m (4'8")

Gross internal floor area (m²): 45m²
EPC Rating: D



THE LOCATION

To all intents and purposes, 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. 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.





It is also a relatively simple matter to travel to Asda via the Wisp, or into the City Centre itself, which should only take minutes by the regular bus services.

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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