

4 Schirehall Avenue

DANDERHALL, DALKEITH, EH22 1FX



This superb four bedroom detached house is in excellent internal order and located in a sought-after modern development



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McEwan Fraser Legal is delighted to present this superb four-bedroom detached house to the market. Offered to the market in excellent internal order and located in the sought-after Shawfair development, the property enjoys excellent proportions throughout. Accommodation comprises a spacious lounge, office/study, generous kitchen/diner, utility room, master bedroom with en-suite, three further bedrooms, and a detached garage. The house also benefits from a large rear garden, gas central heating, double glazing, solar panels and the remainder of its original NHBC warranty.

THE LOUNGE



On entering the property, a welcoming hallway includes a WC and gives access to the main lounge, office/study and kitchen/diner. The well-proportioned lounge is to your left. There is ample natural light from a large bay window and plenty of floor space for a large suite and supporting furniture. The office/study is on the opposite side of the hallway, vastly increasing the flexibility of this lovely home.

THE OFFICE/STUDY



THE KITCHEN/DINER & UTILITY



The large kitchen/diner runs the full width of the rear of the property and is comprised of a good range of contemporary base and wall-mounted units with contrasting work surfaces. There is ample prep and storage space alongside an integrated hob, oven and further appliances. There is also plenty of space for a dining table, or further seating, alongside French doors which open onto the rear garden. The attached utility includes further storage and laundry facilities.





Climbing the stairs, the wide landing gives access to the en-suite master bedroom, three further double bedrooms and a large loft space for additional storage if needed. The master bedroom is front facing, bright and spacious. There is plenty of room for a full range of bedroom furniture to complement the large integrated wardrobe. The attached en-suite enjoys natural light and a large built-in shower. The second, third and fourth bedrooms are all doubles. Internal accommodation is complete by a modern master bathroom which includes a white three-piece suite and a separate shower.

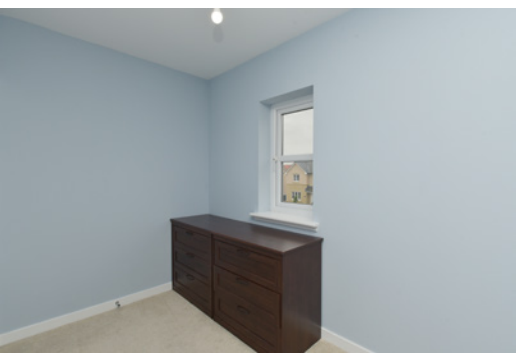
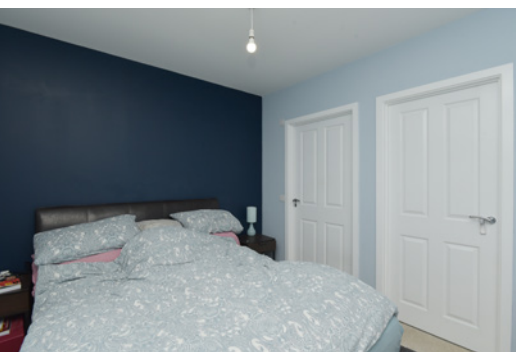
THE BATHROOM



BEDROOM 1



The attached en-suite enjoys natural light and a large built-in shower



BEDROOM 2



BEDROOM 3



BEDROOM 4



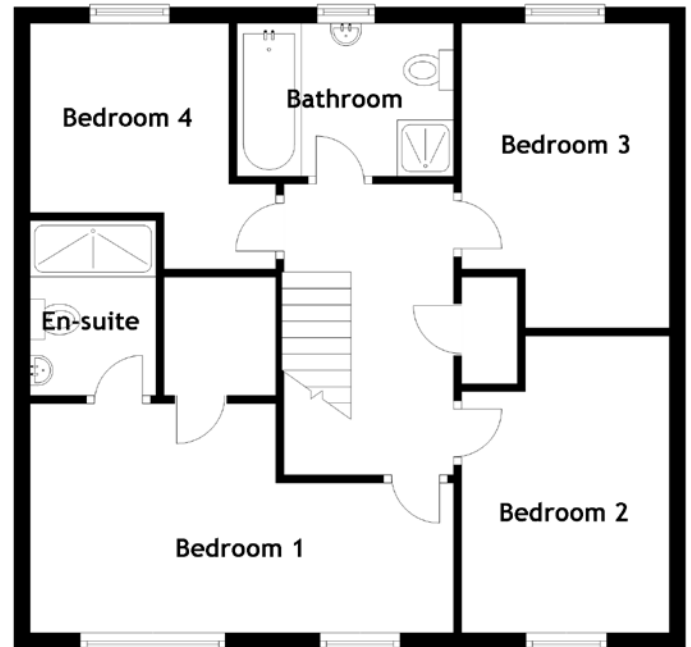
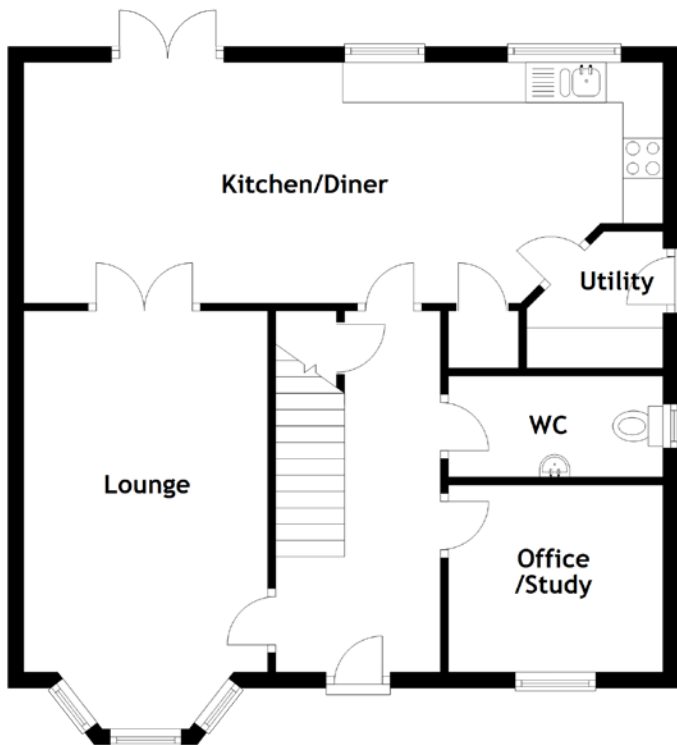
Externally, the property is particularly appealing with a larger-than-average plot. The driveway and detached garage are to the rear. To the front, the property is surrounded by a low stone and fencing which increases in height to enclose the front and side garden. The rear garden itself is very generous for a new build home and has fantastic long-term potential.

This is a lovely house with a practical and flexible family-orientated layout. Internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

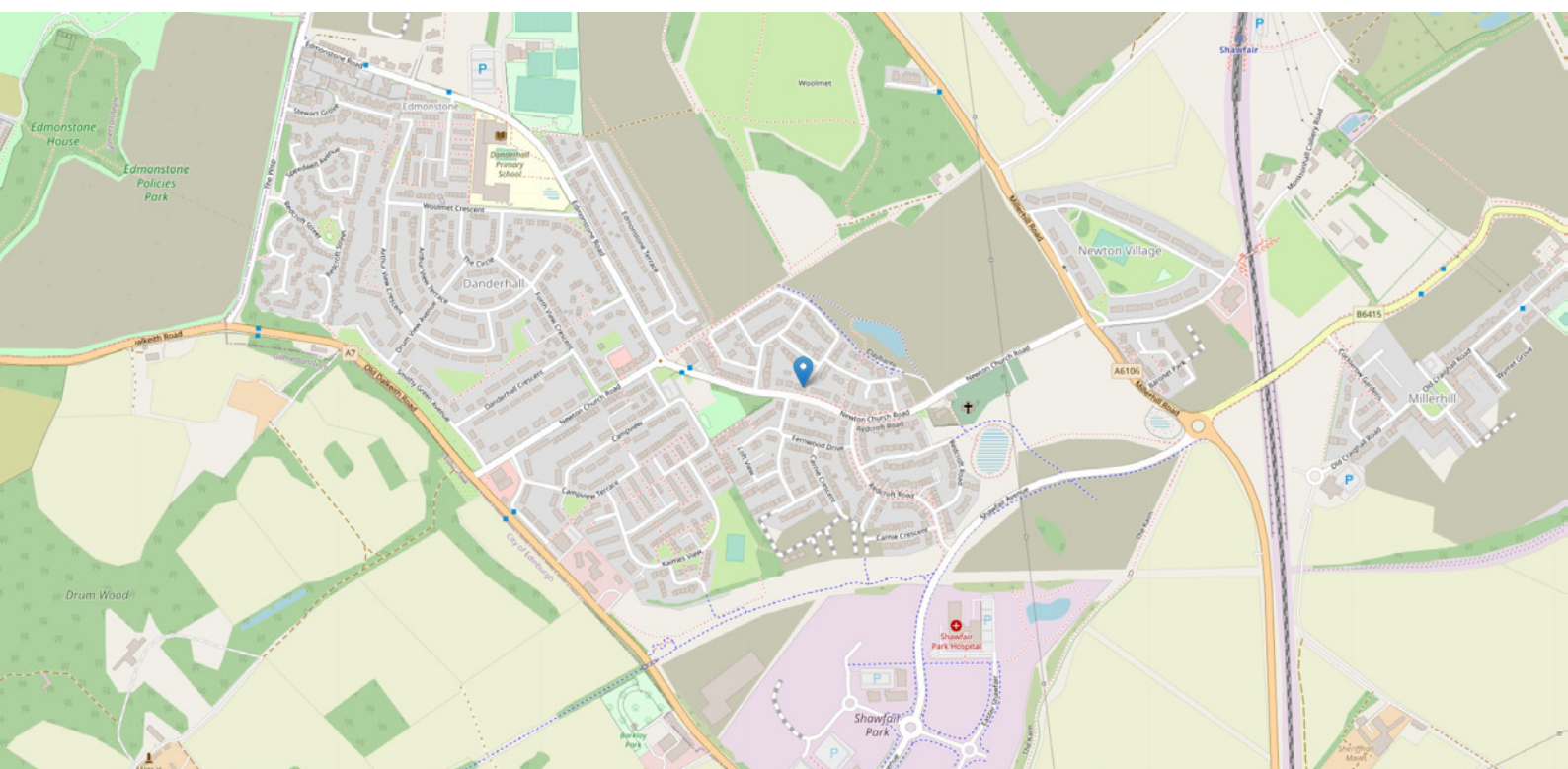


Approximate Dimensions (Taken from the widest point)

Lounge	5.21m (17'1") x 3.04m (10')
Office/Study	2.67m (8'9") x 2.33m (7'8")
Kitchen/Diner	7.97m (26'2") x 3.00m (9'10")
Utility	1.70m (5'7") x 1.70m (5'7")
WC	2.67m (8'9") x 1.26m (4'2")
Bathroom	2.70m (8'10") x 1.91m (6'3")

Bedroom 1	5.30m (17'5") x 2.96m (9'9")
En-suite	2.18m (7'2") x 1.57m (5'2")
Bedroom 2	3.80m (12'6") x 2.59m (8'6")
Bedroom 3	3.80m (12'6") x 2.57m (8'5")
Bedroom 4	3.07m (10'1") x 3.06m (10'1")

Gross internal floor area (m²): 125m²
EPC Rating: B



THE LOCATION

The Shawfair development at Danderhall is located approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks.





Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.



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