

COULTERS[©]

WELCOME TO:

FERNWOOD DRIVE

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



FERNWOOD DRIVE AT A GLANCE:



Semi-rural
Danderhall location



Detached modern
family home



Open plan kitchen/
dining room



Shawfair Station
close by



Enclosed
rear garden



Single-car driveway
and garage

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a wonderful modern family lifestyle with this generous four-bedroom detached home featuring a private garden, driveway, and garage. Positioned in a quiet cul-de-sac within a popular residential development in the village of Danderhall, it is well-presented with stylish finishes, plentiful natural light, and a thoughtful design.

- Light-filled living room with front-facing aspect and neutral décor.
- Dining room offering an additional versatile family living space.
- A bright modern kitchen/dining room with rear garden access through French doors. It comprises gloss grey wall and floor units, white countertops incorporating a breakfast bar, and integrated appliances including gas hob, eye-level microwave and oven, and ceiling extractor hood.
- Convenient utility room adjacent to the kitchen. Provides direct garden access.
- Ground floor WC with hidden cistern and washbasin.
- Principal double bedroom with wood-effect flooring, built-in mirrored wardrobes, and front outlook. The accompanying en-suite shower room with hidden cistern WC and washbasin has a grey, black, and white interior.
- Three further double bedrooms one with an en-suite shower room.
- Family bathroom which echoes the grey and white palette of the en-suites.
- Loft.
- Neat front garden, paved single-car driveway, and garage.
- Well-presented enclosed rear garden with lawn and patio area.
- Gas central heating and double glazing throughout. Roof-mounted solar panels.





LOCATION, LOCATION, LOCATION:

Lying approximately five miles south of Edinburgh's City Centre, Danderhall is a Midlothian village and popular residential location. Its position near to the City Bypass means it benefits from access to an array of recreational amenities including Dalkeith Country Park, King's Acre and Liberton Golf Clubs, and Midlothian Snowsports Centre.

Danderhall Leisure Centre has a gym and sports hall and the David Lloyd Health Club Shawfair with spa, gym, and pools, is due to open in Summer 2023. Danderhall Park is a short walk from the property. The area is well-served by local retail amenities including a Co-op and McCall's and there are supermarkets in Dalkeith and a foodhall in Dobbies Garden Centre. Straiton Retail Park and

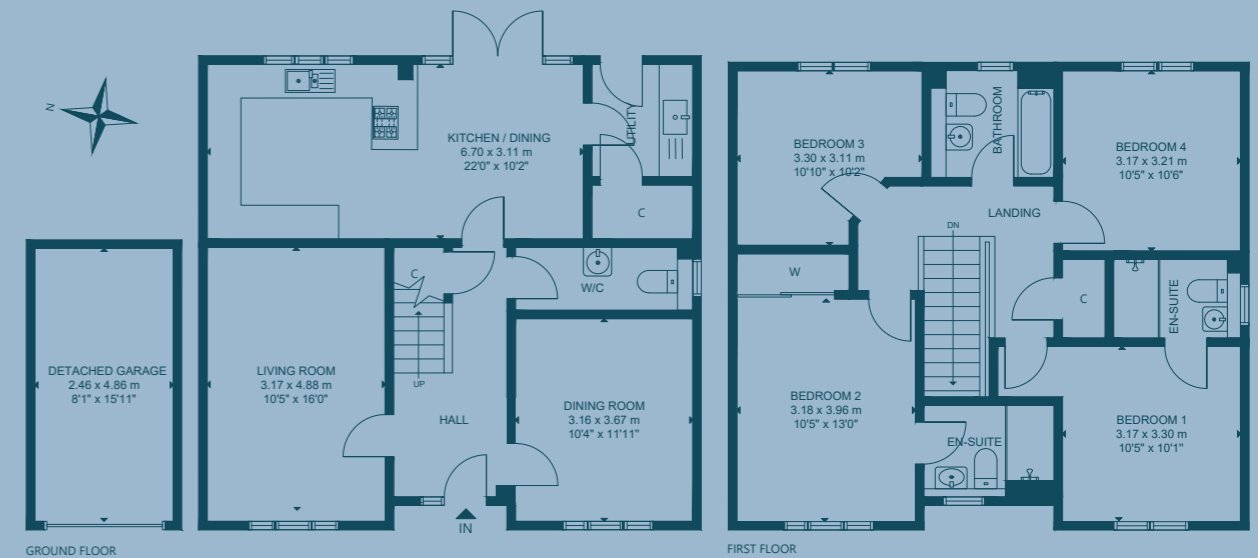
Fort Kinnaird Retail Park which has well-known restaurants, a multi-plex cinema and high street stores including a Marks and Spencer are both a short drive. The upcoming Shawfair development promises a great selection of shopping and entertainment amenities upon completion.

It is an ideal location for Edinburgh Royal Infirmary and Queen Margaret University. Schooling includes Danderhall Primary School and Dalkeith High School with Edinburgh private school choices within easy reach.

Regular bus services take you to the surrounding areas and into Edinburgh, with the A7 giving swift access to the City Bypass. Shawfair Railway Station on the Borders railway line is a five-minute drive.



FLOOR PLAN:



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Approx. Gross Internal Area

1,510 Sq Ft - 140 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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