



20 Backdean Road, Danderhall, EH22 1RE

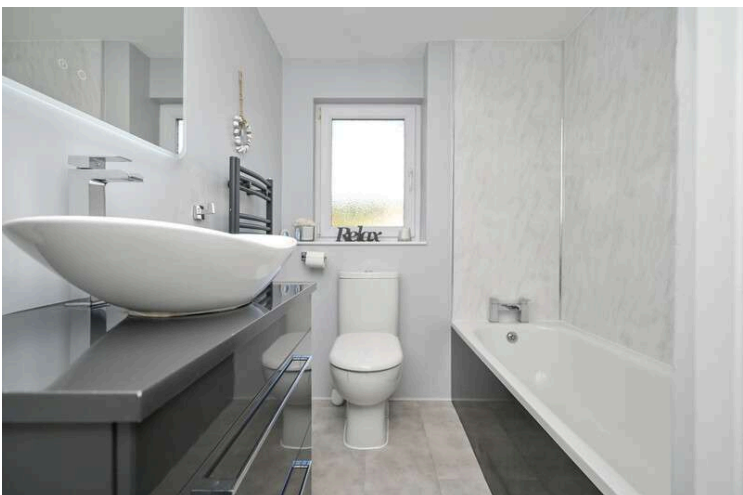
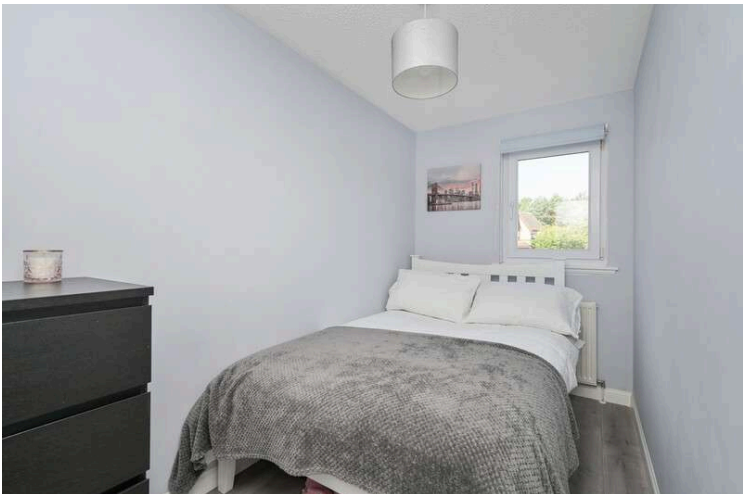
www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this wonderfully spacious extended two-bedroom end-terraced house, situated in a modern sought-after residential location close to the Royal Infirmary Hospital and all amenities in the village of Danderhall on the outskirts of Edinburgh. The property is presented to the market in walk-in condition throughout having been upgraded and improved throughout the years by its current owners. This lovely property will make the ideal family home for first time buyers, professional couples, and those with a young family. The property has private garden grounds to the front and rear with an allocated parking space in addition to ample on street parking. The commute to Edinburgh is very simple, fast and efficient with both park and ride bus terminals and train stations in close proximity to the property.

- Great location within a mature modern residential location
- Entrance hall
- Spacious sitting room with stairs to the upper level
- Superb large conservatory/sunroom with electric panel heater, a great space for dining or socialising
- Lovely fitted kitchen with window to the front, a range of base and wall units, gas hob, oven, extractor, fridge freezer and washing machine
- Upper hallway
- Gorgeous family bathroom featuring a stunning three-piece

- white suite with raindrop shower and attachment over the bath. Shower screen, designer bowl sink with waterfall tap and vanity unit. Towel radiator, touch control mirror with light and a handy store cupboard
- Main bedroom with window to the rear
- Bedroom two with window to the front and loft access
- Double glazing and gas central heating
- Allocated parking
- Private garden grounds which have been designed for outside entertaining and relaxation



Location

Danderhall is a highly popular village ideally placed on the outskirts of Edinburgh's south side. It is positioned near to the Edinburgh Royal Infirmary, the City Bypass and other main road routes making Danderhall an excellent location for commuting to the City Centre, Midlothian, and Border towns. There are good local schools, shops nearby to providing for everyday needs, and an excellent variety of retail outlets at Cameron Toll, Fort Kinnaird, and Straiton Retail Park all of which are just a short drive away. The Sheriffhall Park and Ride station is only a few minutes from the property as is the Borders Rail line Shawfair station, providing excellent quick access to Edinburgh and the Borders.

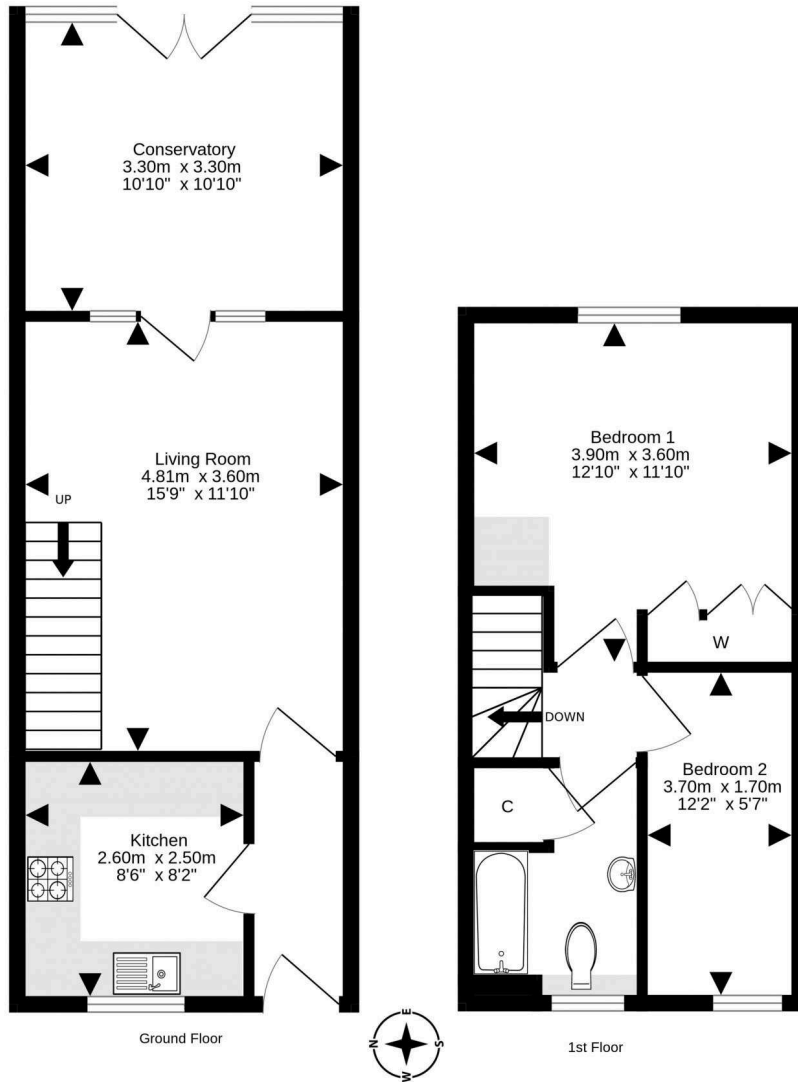
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. Other items including white goods and items of furniture may be available by negotiation. No warranty applies to any integrated appliances, free standing white goods or other movable items included in the sale and these items are deemed sold as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

