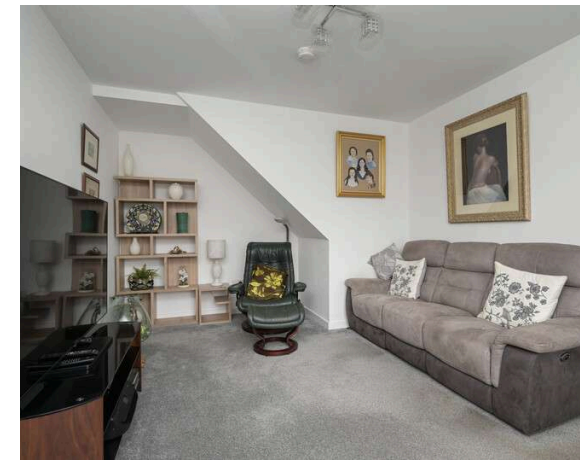




24 Schirehall Avenue, Danderhall, Midlothian, EH22 1FX

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Gorgeous as new property which has been enhanced by its current owners and is brought to the market by McDougall McQueen. We are delighted to present this lovely, bright, and spacious four-bedroom detached house offering superb family living accommodation over two levels, situated in a modern residential estate, close to all amenities including local schooling in the popular village of Danderhall on the outskirts of Edinburgh. The property is presented to the market in excellent condition and has been enhanced throughout including lovely landscaped garden grounds to provide all the advantages of a nearly new build with additional extras not normally available direct from the builder. The commute to Edinburgh is very simple, fast and efficient with both park and ride bus terminals and train stations in close proximity as is the Edinburgh Royal Infirmary. The property as mentioned has gorgeous private garden grounds to the front and rear with a driveway providing off street parking and access to an integral garage. Viewing is essential to fully appreciate the property on offer and should be conducted at your earliest convenience.

- Spacious living room with front facing window
- Ground floor WC
- Lovely modern fitted dining kitchen with French doors and windows to the rear garden, a range of base and wall units with breakfast bar, store cupboards, five ring gas hob with stainless steel splashback, double extractor, oven, and a host of quality integrated appliances
- Upper hallway with store cupboard and Ramsey ladder loft access (part floored with light),
- Bedroom one with window to the front and built-in wardrobes
- Bedroom two with window to the rear
- Bedroom three with front facing window
- Bedroom four with rear facing window
- Lovely family bath and shower room with four-piece suite, including large shower cubicle, bath, wc and sink
- Double glazing, gas central heating, solar panels, and CCTV
- Gorgeous private landscaped garden grounds to the front and rear garden which are ideal for outside entertaining
- Driveway for off-street parking
- Integral garage with light and power





## 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.

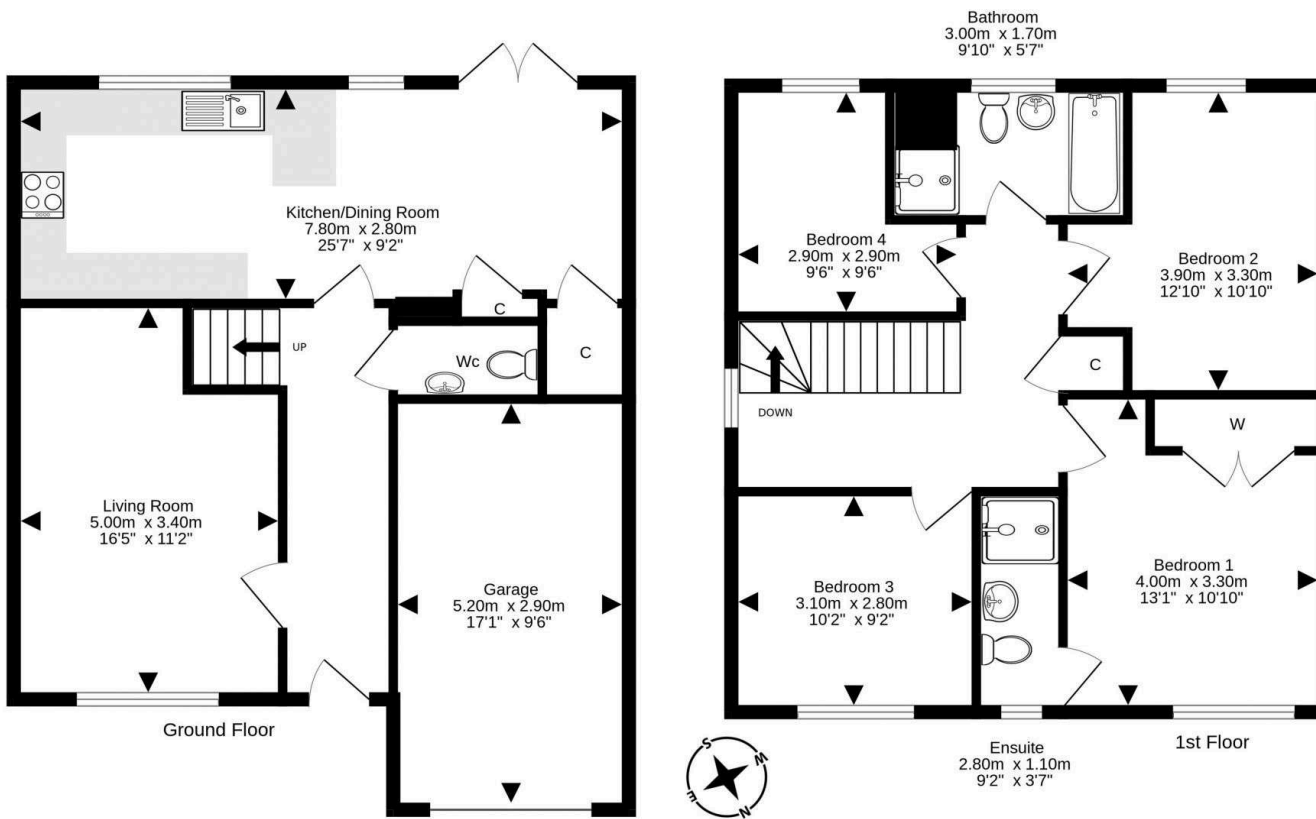
## Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, white goods, or other moveable items as these are deemed sold as seen. Other items including some furniture may be included by negotiation.

## 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.

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