








Offers Over

**£135,000**

## 22 Redcroft Street

Danderhall | Midlothian | EH22 1RB

Rarely available main door maisonette flat in the ever popular location of Danderhall. This property is ideally suited to first time buyers and professionals alike. With easy access to the city main motorway and commuter links and excellent amenities including Fort Kinnaird Retail park a short distance away. Early viewing is advised on this property.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residential Parking Bays
-  EPC Rating – C
-  Council Tax Band - C



## Description

The main entrance welcomes you into this charming maisonette flat. Conveniently situated on the ground floor is great storage facilities alongside a modern bathroom, fully tiled for a sleek finish, equipped with a three-piece suite, shower and contemporary fixtures. Ascending the staircase, you're greeted by the inviting reception area with ample space for free standing furniture. The well-appointed kitchen features fitted units complemented by striking statement splash tiling. A comfortable double bedroom awaits, complete with built-in wardrobes, offering ample storage solutions and a cozy retreat.

The property showcases a modern décor throughout and viewing early is advised.

The development is factored by Hacking and Paterson with a monthly contribution recently of £8.50 per calendar month. Please note the factor is reviewing the management fee which is split between 147 properties.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking

The property benefits from a designated parking bay in a private residential car park with further parking bays in the development for visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the city of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary is within easy reach of the property, providing an ideal base for staff.

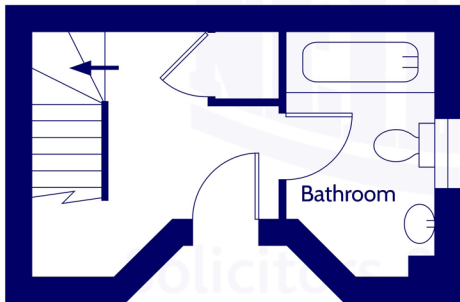
Approx. Internal Area 43.01 Sq M / 463 Sq Ft.

Not to scale. For identification only.

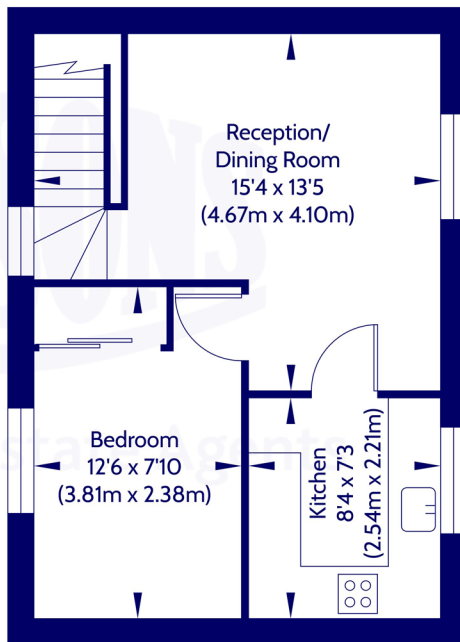
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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