



GILSON GRAY

LAW • PROPERTY • FINANCE

19 FORTHVIEW CRESCENT

Danderhall, Midlothian, EH22 1NB



This three-bedroom main-door upper villa is situated on an established residential street in Danderhall and offers tastefully presented, modern interiors and neutral décor throughout. It comes accompanied by a large, private rear garden and a private driveway. The villa and its location, close to amenities including a small supermarket, the primary school, the community hub, transport links across the county and into Edinburgh, and scenic open spaces, are sure to appeal to a wealth of buyers.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Main-door upper villa in Danderhall
- Presented in a move-in condition
- Attractive, contemporary interiors
- Ground-floor entrance and first-floor hall with storage
- Elegant and spacious living room
- Modern kitchen with space for seated dining
- Three double bedrooms (two with built-in wardrobes)
- Attractive bathroom with shower-over-bath
- Large private rear garden
- Private gated driveway



"THIS
THREE-BEDROOM
MAIN-DOOR VILLA IN
DANDERHALL IS
PRESENTED IN A
MOVE-IN CONDITION."



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



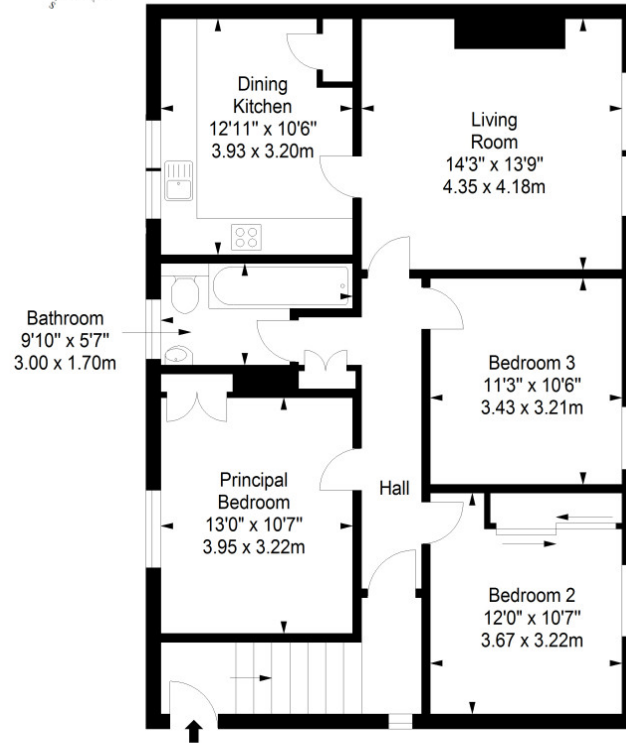
BORDERS

01890 880 008



First Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.6 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.