



37 Edmonstone Road, Danderhall, EH22 1QH



## Welcome

Offered to the market this immaculately presented upper villa main door forming part of a four in the block set up located in the popular Danderhall area. The property will make an excellent option for any first time buyer or young family. The property has recently been decorated and new carpeting throughout.

The accommodation is accessed via an internal stair case to the hallway with a storage cupboard and hatch access to the storage loft. Located at the rear of the property is the spacious lounge with ample space for lounge and a dining furniture and overlooks towards the rear gardens. Good sized kitchen with ample wall and base units and stainless steel sink under window. Both bedrooms are of excellent proportions and bedroom 1 benefits from built in wardrobes. Family bathroom comprising bath with shower over, glazed shower screen, wash hand basin and wc set within vanity units.

The property benefits from gas central heating, double glazing, unrestricted on street parking and private gardens to the rear.





## Danderhall

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.

## Extras

The property is sold as seen at the viewing and includes the cooker and washing machine.

# Get in touch

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 0131 240 3818

Property Hub:

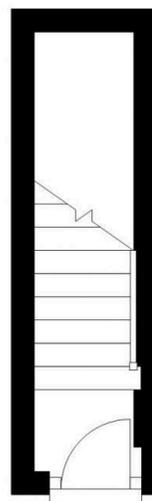
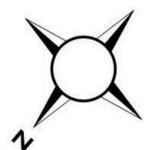
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

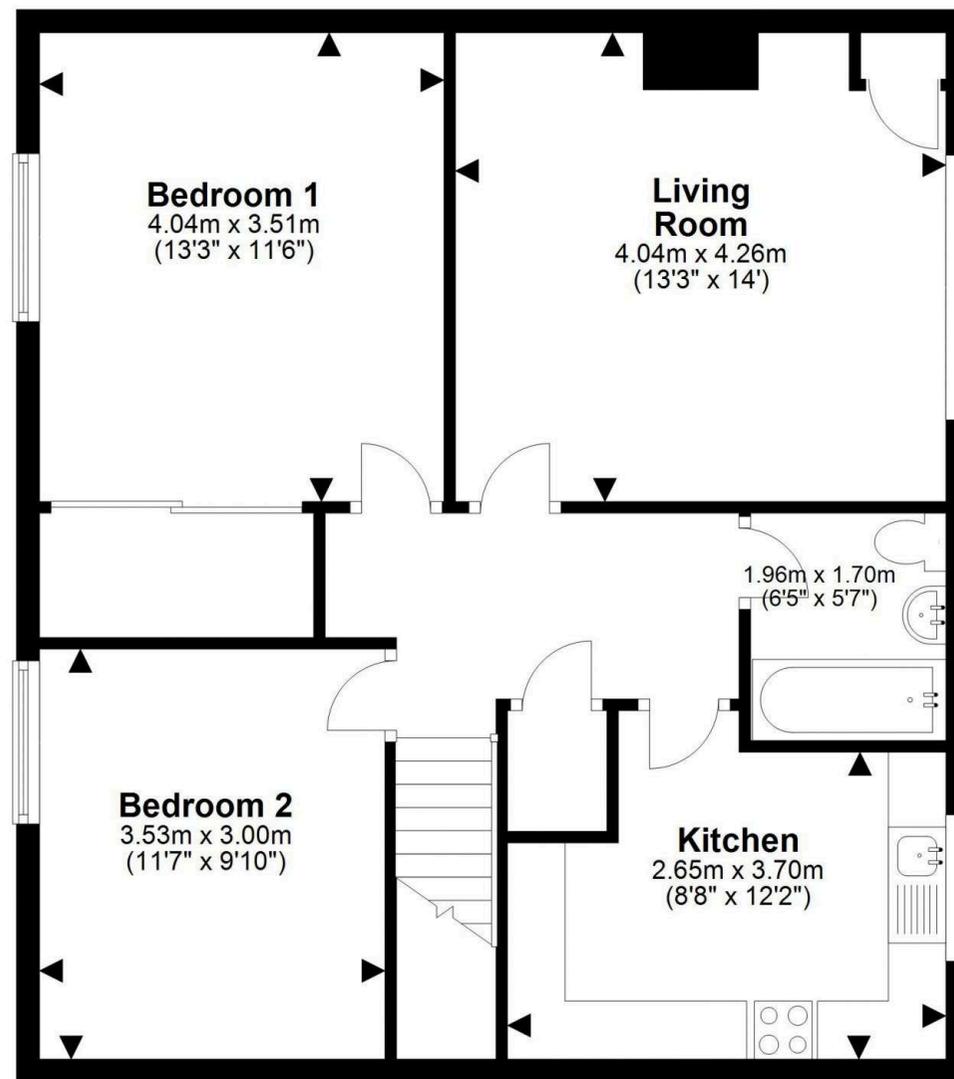
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.