



10 The Circle
Dalkeith, EH22 1NW



"10 The Circle is a charming two-bedroom terraced home with private gardens, located in the popular village of Danderhall"

- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



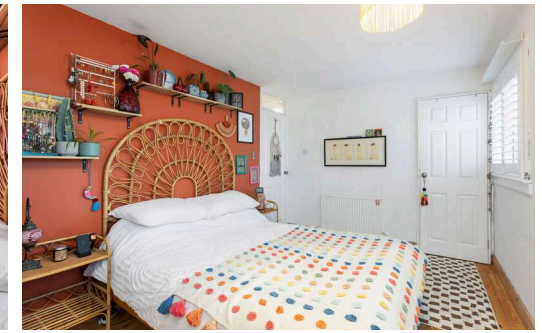


LOCATION

Offering a delightful semi-rural setting, just five miles from the centre of Edinburgh, the Midlothian village of Danderhall is an appealing choice for those seeking to escape the bustle of the city. The village is well-served by local amenities incorporating a supermarket, a library, a GP surgery, a takeaway and a pub. The nearby town of Dalkeith provides a wider range of shopping and entertainment facilities, as do Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both situated close by. Surrounded by picturesque countryside, Danderhall offers a wonderful setting for outdoor pursuits, whilst the village leisure centre includes a gym and an activity hall. In addition to a primary school, located within the village, an array of secondary and prestigious independent schools can be found within the surrounding area. Located just a 20-minute drive from the heart of the capital, Danderhall is also conveniently placed within easy reach of the Edinburgh City Bypass and well-connected by bus and nearby rail links.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



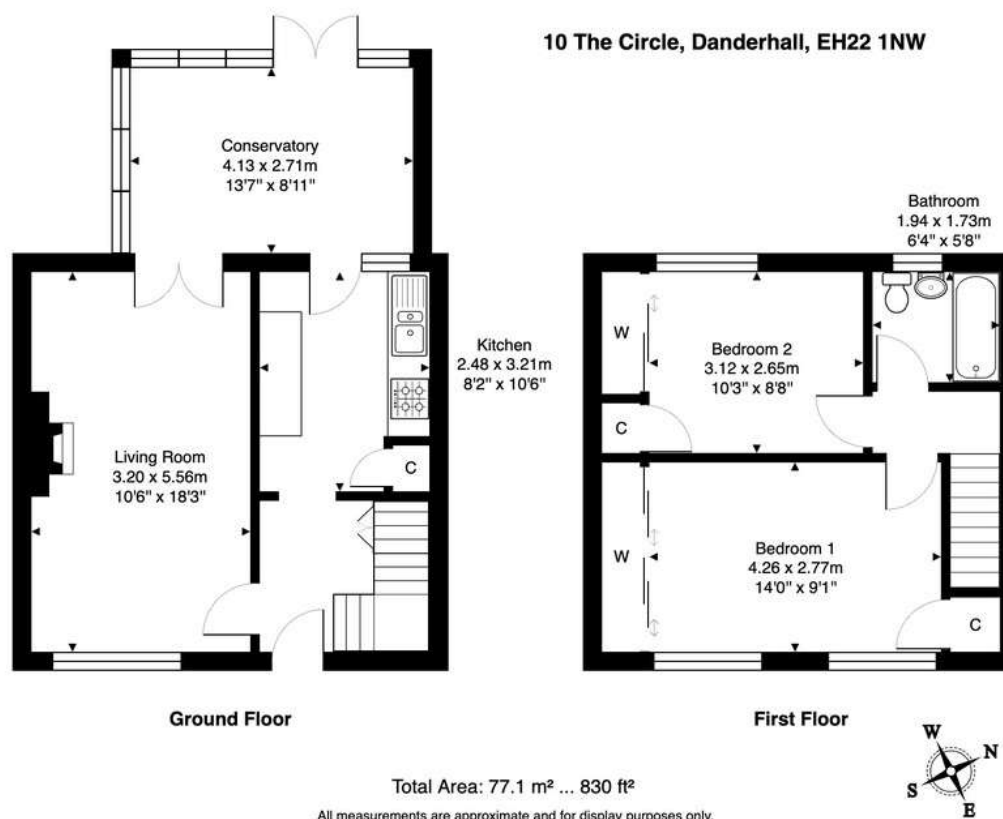
DESCRIPTION

10 The Circle is a charming two-bedroom terraced home with private gardens, located in the popular village of Danderhall, just 4 miles east of Edinburgh city centre and a short drive from the Royal Infirmary of Edinburgh. This well-designed property offers excellent family accommodation across two levels. The accommodation comprises: entrance hallway with an under-stairs cupboard; spacious east-facing living room that enjoys morning light through its front window with double doors that lead through to the versatile conservatory; kitchen features ample floor and wall-mounted storage units; carpeted staircase to the upper landing with double bedroom 1 that faces the front and includes mirrored wardrobes; double bedroom 2 with mirrored wardrobes, overlooking the rear and a bathroom with an electric shower over the bath which completes the accommodation on offer. Externally, the property includes a low-maintenance front garden with a vennel leading to the rear, where you'll find a gated and enclosed west-facing garden, primarily laid to lawn with a patio area, ideal for summer entertaining. Additional benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band C

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