



31 Carnie Crescent

Danderhall, Dalkeith, Midlothian, EH22 1FT

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Cloakroom/WC.
- Attractive living room with storage beneath the stairs.
- Modern fitted dining kitchen with appliances.
- Feature low level lighting.
- French doors providing access to rear garden.
- Upper landing with access to attic.
- Master bedroom with built in mirrored wardrobes.
- Further double bedroom with built in mirrored wardrobes.
- Single bedroom with storage.
- Contemporary fitted bathroom with shower.
- Private garden areas to front & side.
- Driveway to front providing off street parking for two cars.
- Extensive enclosed rear garden with decking area.
- Gas central heating.
- Double glazing.
- Alarm.
- Well maintained communal grounds.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

Immaculately presented semi-detached villa situated within a sought after modern development in the popular Danderhall district of Midlothian. This is an ideal commuter base with its close proximity to the Edinburgh City By-Pass, motorway network and there is an excellent range of local amenities close at hand. The property would make an ideal purchase for a first time buyer/young couple.

## FACTORING NOTE

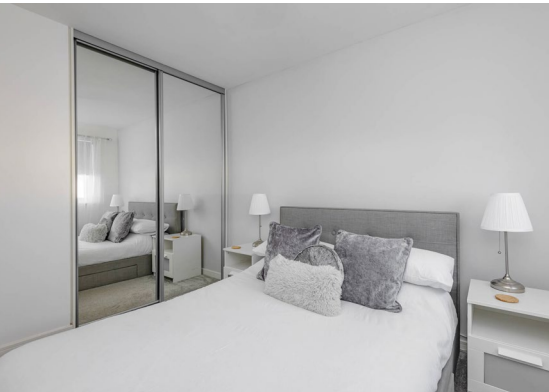
The communal areas within the development are factored by Scottish Woodland at an approximate charge of £150 per annum.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 1 MILE TO SHAWFAIR TRAIN STATION.
AIRPORT	APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

## LOCATION

Danderhall is located approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.

**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, WASHING MACHINE AND DISHWASHER. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.





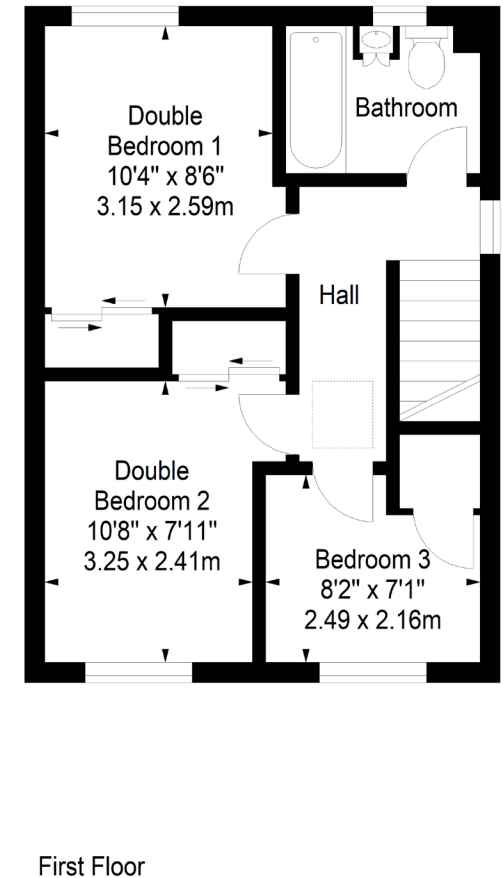
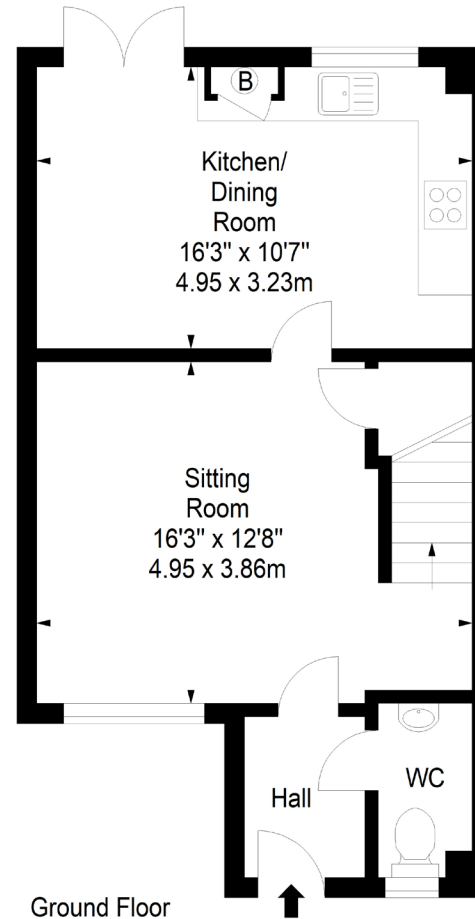


**ENERGY PERFORMANCE  
CERTIFICATE RATING B**

**Carnie Crescent,  
Danderhall,  
Dalkeith,  
Midlothian, EH22 1FT**



Approx. Gross Internal Area  
827 Sq Ft - 76.83 Sq M  
For identification only. Not to scale.  
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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.