

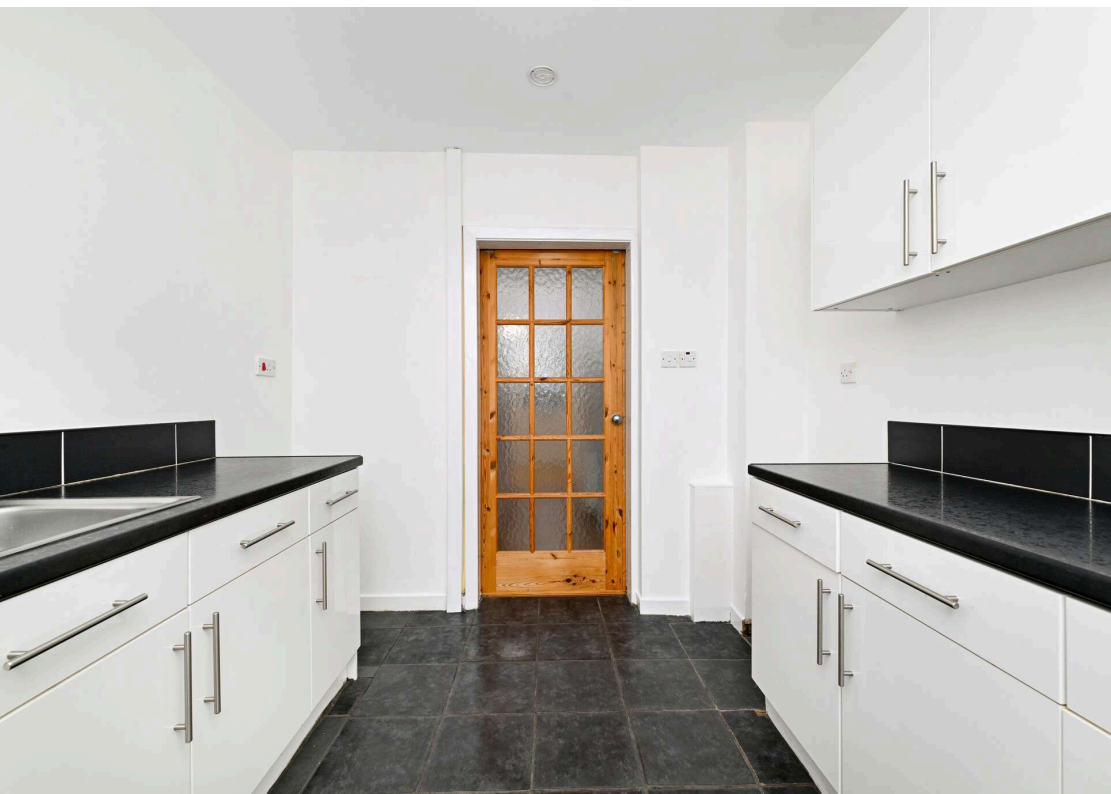




Welcome

Welcome to Kaimes View, this well-proportioned, four-bedroom end of terrace property is perfect for families seeking modern living in a convenient location boasting a wonderful open outlook to the rear. With spacious interiors, a private garden, and excellent transport links, representing an ideal opportunity to secure a property within a popular Midlothian community. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Spacious living/dining room
- Modern, fitted kitchen
- Double bedroom located on the ground floor complete with an ensuite wet room
- Three double bedrooms on the upper level
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Hatch to attic storage
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Residents and visitors parking





Danderhall

Kaimes View sits within an established residential area in the well-connected village of Danderhall in Midlothian, offering a peaceful setting with easy access to Edinburgh city centre. The area has a long-standing community feel, with a mix of traditional homes and well-served local streets. Everyday amenities are close by, including convenience shopping, cafés, takeaways and a community centre, along with well-regarded primary schooling. For larger retail and leisure options, Fort Kinnaird and Straiton Retail Park are both easily reached. There is also plenty of outdoor space, with local parks and walking routes leading towards Dalkeith and the surrounding countryside. Transport links are a major benefit. The City Bypass is only moments away, giving quick access across Edinburgh and towards the A1, while Shawfair and Eskbank rail stations provide fast routes to Edinburgh Waverley and the Borders. Regular bus services also run directly into the city.

Extras

Included in the sale are: Floor coverings and light fittings. No warranty applies to any extras included in the sale, these items are sold as seen.



Get in touch

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Property Hub:

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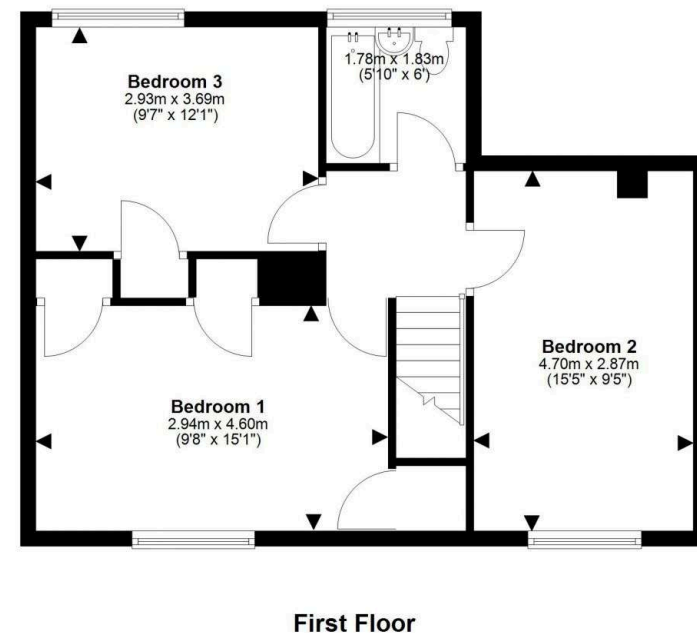
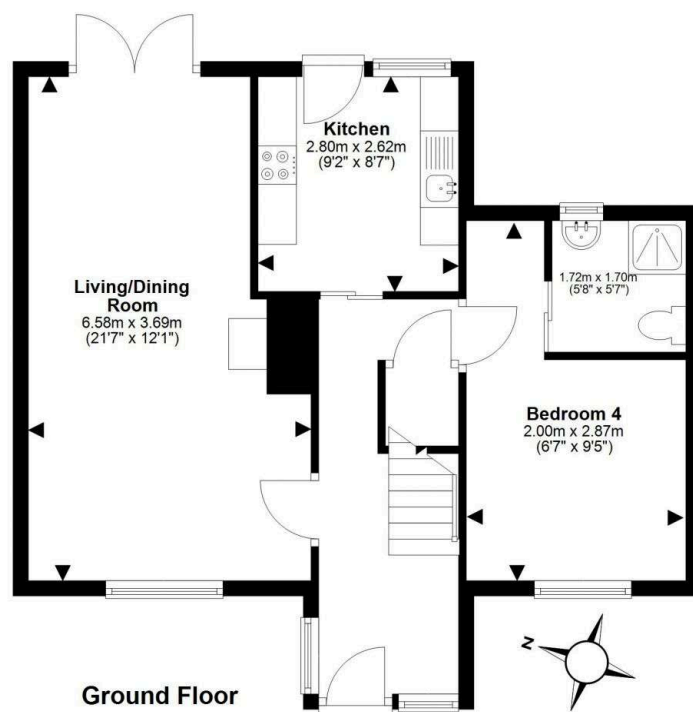
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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