



79 Newton Church Road, Danderhall, EH22 1LX



Welcome

Welcome to 79 Newton Church Road, Danderhall - a bright and very spacious ground floor one-bedroom flat, set in a superb central location close to all amenities in Danderhall. The accommodation is presented to the market in walk-in condition having been improved and upgraded by its current owner. The property benefits from gas central heating, double glazing, private garden grounds and communal areas. This property will suit a host of potential purchasers, from first time buyers to those looking to downsize with ground floor living, and we would therefore recommend viewing at your earliest convenience.

- Superb central location close to all amenities
- Communal secure entry with stairwell storage
- Entrance hallway with storage
- Spacious living and dining room with front facing bay style window
- Fitted kitchen with rear facing window, store cupboards, a range of base and wall units, electric cooker, washer dryer, fridge and freezer
- Double bedroom with front facing window and built-in wardrobe
- Newly fitted family shower room, fully tiled, double shower with overhead raindrop shower and attachment, sink with vanity unit, wc, and heated towel radiator
- Gas central heating and double glazing
- Own private gardens, communal areas and ample on street parking
- Viewing by appointment only





Danderhall

Danderhall is a highly popular village ideally placed on the outskirts of Edinburgh's south side. It is positioned near to the Edinburgh Royal Infirmary, the City Bypass and other main road routes making Danderhall an excellent location for commuting to the City Centre, Midlothian, and Border towns. There are good local schools, shops nearby to providing for everyday needs, and an excellent variety of retail outlets at Cameron Toll, Fort Kinnaird, and Straiton Retail Park all of which are just a short drive away. The Sheriffhall Park and Ride station is only a few minutes from the property as is the Borders Rail line Shawfair station, providing excellent quick access to Edinburgh and the Borders.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker and free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.



Get in touch

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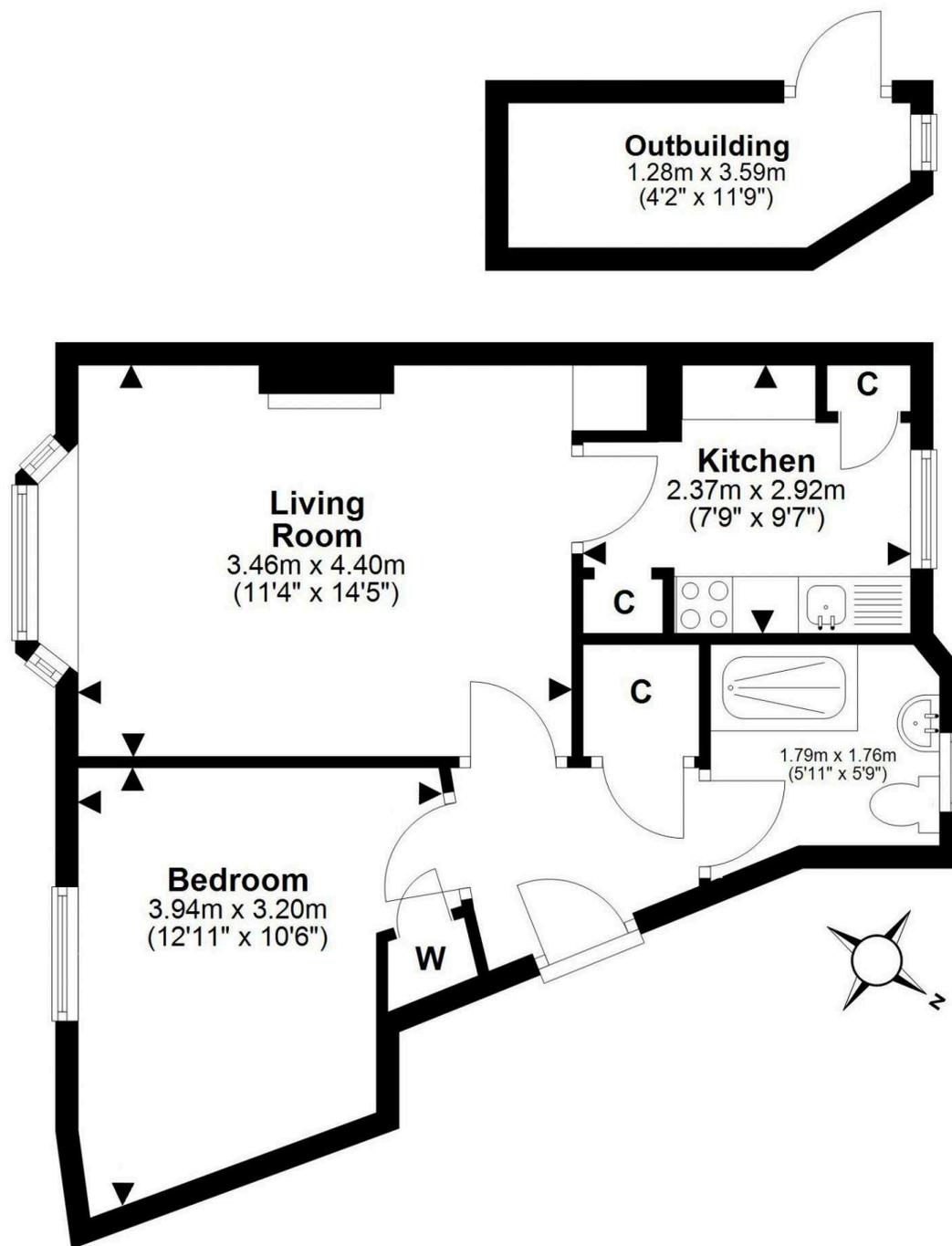
25-27 High Street, Dalkeith
EH22 1JB

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 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.