



69 Edmonstone Terrace, Danderhall, Dalkeith, EH22 1QF
Offers Over £235,000



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This stunning semi-detached house in Danderhall, Edinburgh, has been fully refurbished to an exceptional standard and is presented in move-in condition. Offering a spacious and stylish living experience, the property has been thoughtfully extended to provide a large, open-plan kitchen that is the heart of the home.

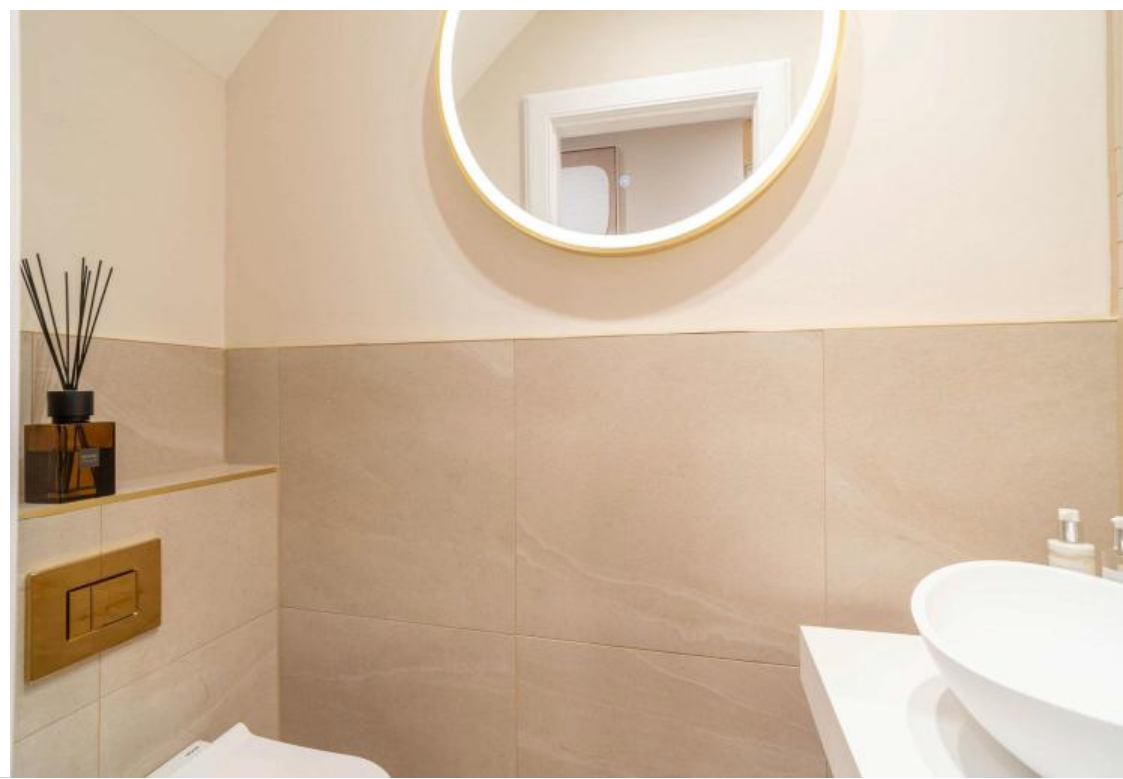
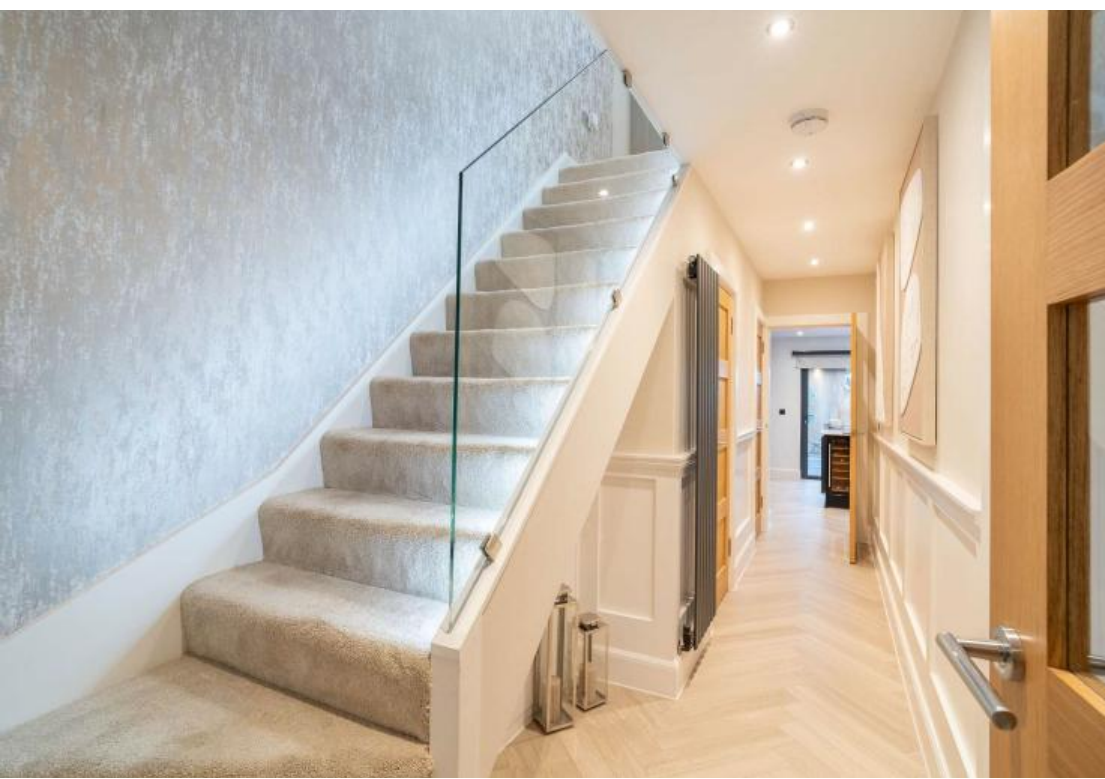
The modern kitchen is equipped with top-of-the-line Siemens integrated appliances, perfect for cooking and entertaining. Bifold doors lead seamlessly to a beautifully landscaped garden, ideal for outdoor relaxation. The garden is complemented by a contemporary garage, providing additional storage or a versatile workspace.

Inside, the gorgeous living room is a standout feature of the home, boasting a stylish media wall, perfect for relaxing or entertaining with modern tech integrated into the design.

The ground floor also features a chic WC with high-spec fixtures.



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The property includes two well-proportioned bedrooms, with one of them cleverly transformed into a stunning dressing room, offering plenty of space for wardrobe storage and a touch of luxury. The other bedroom is spacious and bright, creating a tranquil retreat.

A staircase leads to a fully decorated attic space, adding even more versatile living space to the home. Whether used as an office, extra bedroom, or playroom, the attic enhances the property's overall functionality.



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Upstairs you will also find a sleek shower room, designed with luxury in mind and finished to the highest standard.

Every aspect of this home has been carefully considered, from the high-quality finishes to the thoughtful design that maximizes space and light.

This gorgeous property in Danderhall is the perfect blend of modern luxury and convenience, making it an ideal home for contemporary living.



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Danderhall is a charming and sought-after area located just a few miles south of Edinburgh's city centre, offering a perfect balance of suburban tranquillity and easy access to the vibrant heart of the city. Traditionally a village, Danderhall has evolved into a modern residential neighbourhood while still retaining its historical charm and character. The area is primarily residential, with a mix of traditional homes and newer developments, making it ideal for families, professionals, and retirees alike. The local community is friendly and welcoming, with various amenities, including shops, schools, parks, and cafes, ensuring residents have everything they need within easy reach. Danderhall is also well-connected to public transportation links, making it a convenient location for those commuting into Edinburgh. The nearby A7 and A1 roads provide quick access to the city centre, and there are bus and tram services that make it easy to get around without a car. For outdoor enthusiasts, Danderhall offers proximity to several green spaces and parks, ideal for walking, jogging, or enjoying nature. The area is also close to the scenic surroundings of the Edinburgh countryside, offering residents the chance to explore beautiful landscapes and enjoy outdoor activities. Overall, Danderhall is an attractive and growing neighbourhood, offering a peaceful retreat from the hustle and bustle of city life while still being just a short distance from all that Edinburgh has to offer. It's a perfect location for those who want to enjoy the best of both worlds—quiet suburban living with excellent city connections.

Get in touch



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Video Tour



89 EDINCHTONE TERRACE, DANDERHALL, EH22 1QE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,206 SQ FT / 112 SQ M
 GARAGE 116 SQ FT / 11 SQ M

All measurements and features, including doors and windows, are approximate and should be independently verified.
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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.