










Fixed Price

**£175,000**

## 9 Forthview Crescent

Danderhall | Midlothian | EH22 1NB

A superb opportunity has arisen to acquire this well-proportioned three bedroom main door lower villa quietly positioned within the popular Midlothian district of Danderhall. Close to good local amenities and excellent commuting links, the property will undoubtedly appeal to first-time buyers, growing families and investors.

-  3 beds
-  1 public
-  1 bathroom
-  Private front and rear gardens
-  On-street free parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance vestibule, hallway with good storage provisions, bright and spacious lounge/diner with a gas fireplace and room for different configurations, fully-fitted kitchen with tiling in splash areas and large pantry cupboard while being styled with grey units and a dark worktop, three generously sized double bedrooms all with integrated storage space and room for freestanding furniture, and a fully-paneled wet room with a walk-in shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private gardens can be found to both the front and rear with the front being laid with low-maintenance chip stone. The rear benefits from a lawned area as well as a slabbed area for patio furniture, making for an ideal spot for residents to enjoy and make their own. For the car owner, there is unrestricted on-street parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

Danderhall is situated to the south east of Edinburgh City Centre with excellent amenities serving everyday needs including reputable schooling. The area is ideal for the commuter with excellent transport links on hand including the A1, A7 together with the city of Edinburgh Bypass linking Scotland's main motorway network system, Edinburgh's International Airport and the Queensferry Crossing. Regular bus services serve many parts of the city including the city centre and Shawfair Park & Ride is only a few minutes away. Further shopping can be found at Cameron Toll Shopping Centre and Fort Kinnaird Retail Park, both just a short drive away. Edinburgh Royal Infirmary together with the Edinburgh University Kings Building Campus is within easy reach of the property, providing an ideal base for staff or students alike.

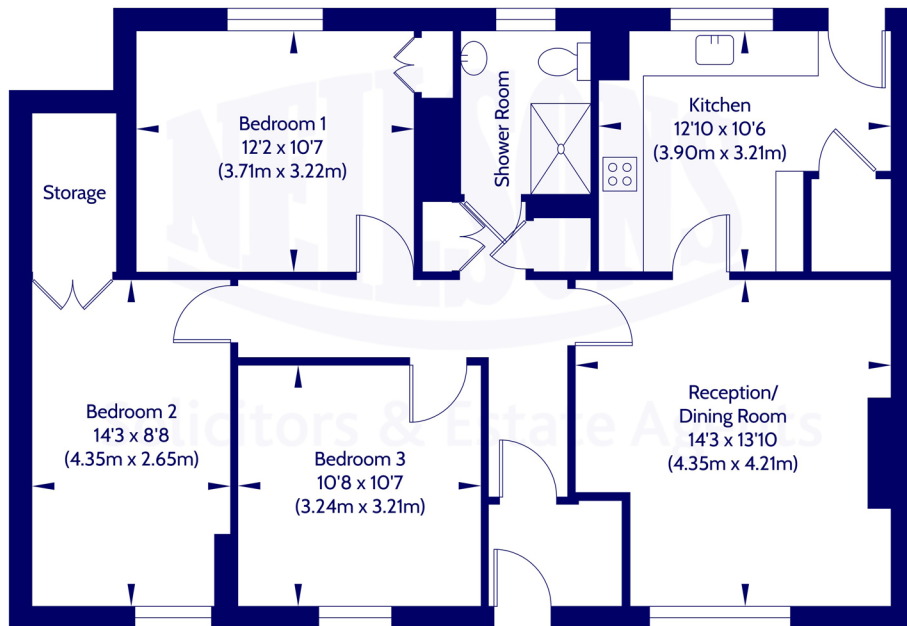


Approx. Internal Area 84.91 Sq M / 914 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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