

# 4 Neatoune Drive

DANDERHALL, MIDLOTHIAN, EH22 1FZ



*FOUR-BEDROOM DETACHED  
FAMILY HOME*



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Part Exchange available! McEwan Fraser is delighted to present this four-bedroom detached family home to the market. Situated in a sought-after modern development in Danderhall, this desirable property is offered to the market chain free and in excellent condition.

The accommodation comprises a spacious lounge, fantastic dual-aspect kitchen/diner, master bedroom with en-suite, three further double bedrooms, master bathroom, and a ground floor WC. The house also benefits from a large south-east facing rear garden, gas central heating, double glazing, solar panels, a two-car driveway, and the remainder of its original NHBC warranty.

The ground accommodation is focused on a generous living room that is bathed in natural light that arrives through a set of French doors that open onto a large deck. The living room offers ample floor space for a variety of different furniture configurations that will allow the new owner to create their ideal entertaining space.

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**The Lounge**





Families will make excellent use of the generous dual-aspect Kitchen/Dining/Family room which has been created by converting an original garage and combining it with the kitchen. The kitchen is positioned to the rear, overlooks the garden, and includes a full range of contemporary base and wall-mounted units. There is a range of integrated appliances including a gas hob, an electric oven, a dishwasher, and a fridge freezer. The remainder of the room offers ample space for a dining table and sofas.

The accommodation on the ground floor is completed by the welcoming hallway which includes a WC.



**Dining Room**





Climbing the stairs, the first-floor landing gives access to all four bedrooms, the master bathroom, and a larger loft space for additional storage. Bedroom one is the obvious master bedroom and it enjoys plenty of space for a full suite of bedroom furniture to complement the integrated wardrobe. Bedroom one also enjoys access to a contemporary en-suite shower room which is partially tiled and finished with a white suite and built-in shower. Bedroom two is a further generous double with an integrated wardrobe. Bedrooms three and four are smaller double bedrooms that enjoy open aspects over the surrounding countryside. Finally, the master bathroom boasts contemporary tiling and a three-piece white suite with shower over bath.



**Bedroom 2**



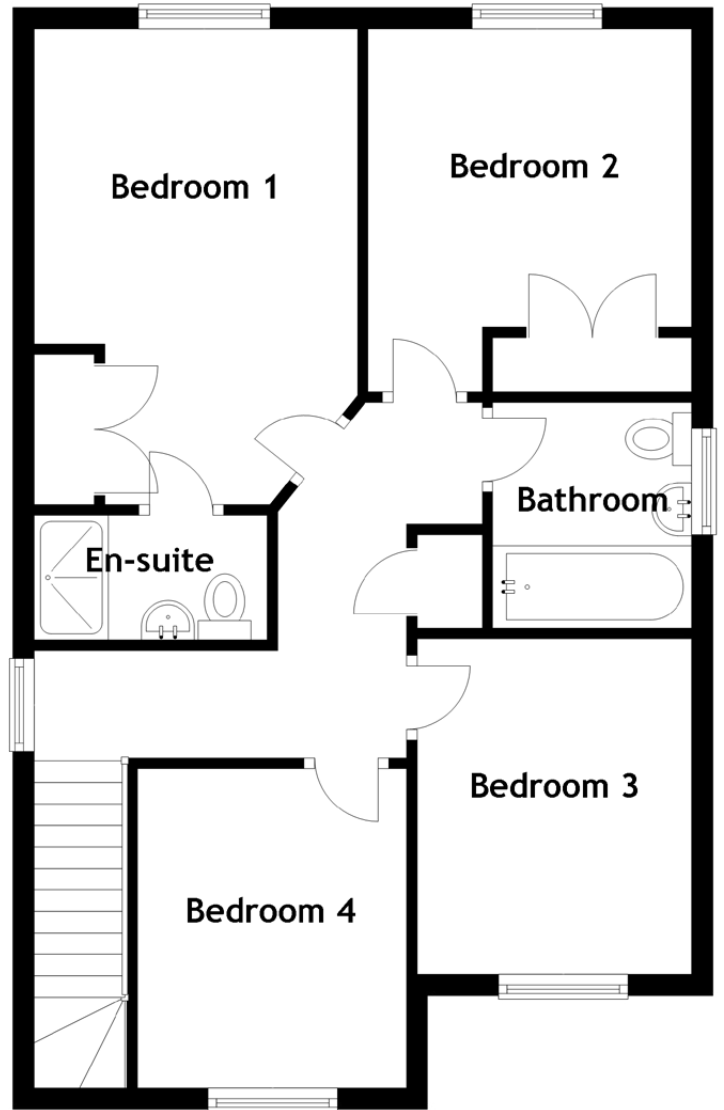
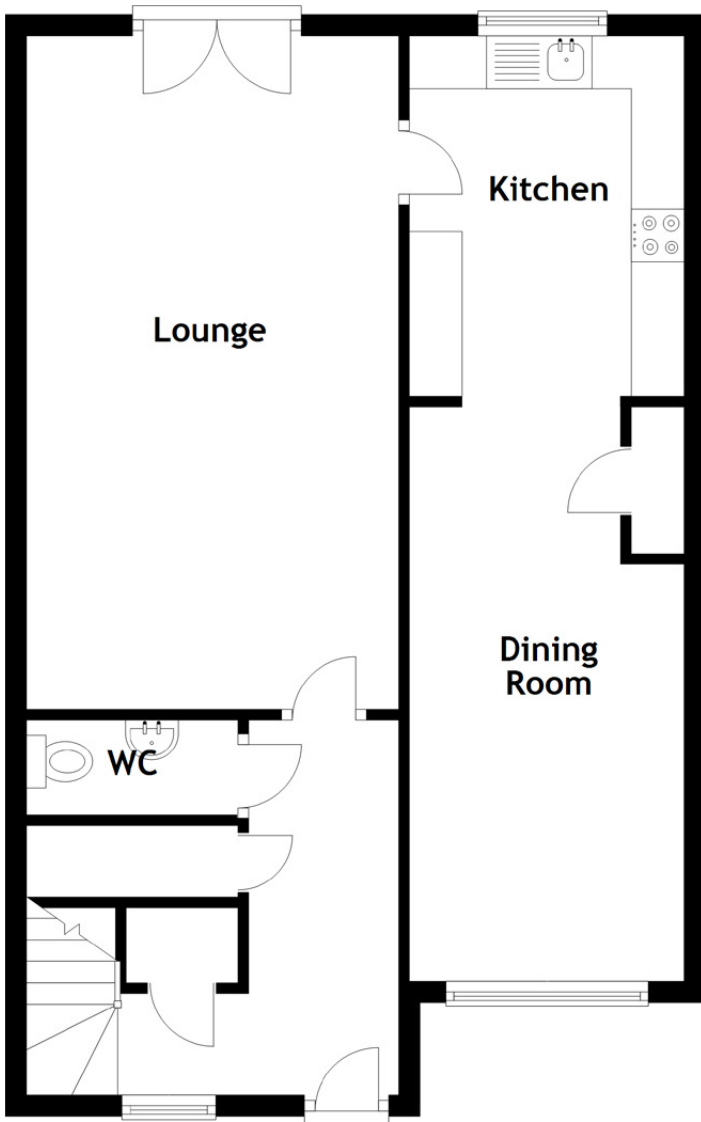


**Bedrooms 3 & 4**









Approximate Dimensions  
(Taken from the widest point)

Lounge	6.37m (20'11") x 3.52m (11'7")
Kitchen	3.41m (11'2") x 2.60m (8'6")
Dining Room	5.43m (17'10") x 2.60m (8'6")
Bedroom 1	4.50m (14'9") x 3.06m (10')
En-suite	2.20m (7'3") x 1.18m (3'10")
Bedroom 2	3.43m (11'3") x 3.06m (10')

Bedroom 3	3.17m (10'5") x 2.60m (8'6")
Bedroom 4	3.02m (9'11") x 2.54m (8'4")
Bathroom	2.14m (7') x 1.88m (6'2")

Gross internal floor area (m<sup>2</sup>): 121m<sup>2</sup>

EPC Rating: B



Externally, there is a small low-maintenance garden and a driveway to the front. The rear garden is fully enclosed and south-east facing which means it is a real sun trap. The garden is largely laid to lawn and there is a large decked area for entertaining.





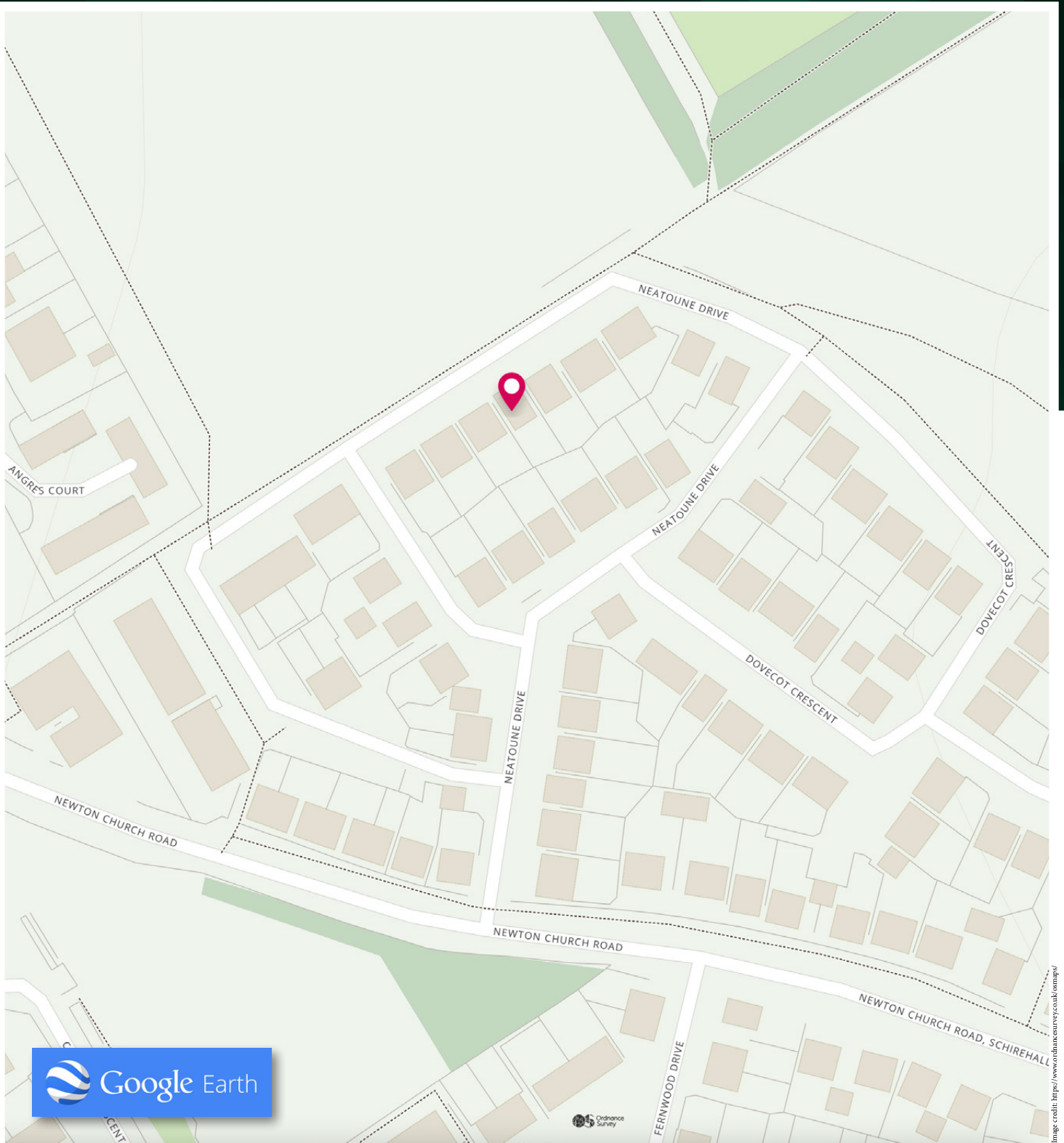
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Danderhall is located approximately five miles south of Edinburgh's City Centre within the City By-pass. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith 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 Edinburgh Royal Infirmary, the Royal Hospital for Children & Young People, and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity and gives access to all 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.

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# McEwan Fraser Legal

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