



109 Arthur View Crescent, Edinburgh, EH22 1QS

*Attractive two-bedroom mid-terraced house with private front and rear gardens*

URQUHARTS  
EDINBURGH



## DESCRIPTION

109 Arthur View Crescent is a delightful two-bedroom mid-terraced villa with private front and rear gardens situated in the popular Danderhall area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has recently been renovated throughout and is move-in condition.

Entrance hall; bright open plan sitting room / dining room with gas fireplace and dual aspect outlook to the front and rear; fitted kitchen with wall and base units, integrated appliances, and direct access to the private rear garden; two good sized-double bedrooms; and a modern bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Sitting room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating via a gas fired back boiler. Double glazing. Private front and rear gardens mainly laid to lawn with rear patio area. Unrestricted on-street parking.

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

## LOCATION

Danderhall is located approximately five miles south of Edinburgh's city centre. Local shops cater for everyday needs, whilst more extensive shopping can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Leisure and recreational activities include Danderhall Sports Pavilion, Dalkeith Country Park with its woodland walks, restaurant and shop, a variety of golf courses including Newbattle Golf Course and countryside walks. Regular public transport links to the city centre and surrounding areas, with easy access for commuters to the A1, A68, A7 and City Bypass linking to the M8 and M9 motorways, with a park and ride facility at Shawfair. Schooling is available in the area at all levels, including Danderhall Primary School, which is within walking distance of the property, and Dalkeith High School.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

## PRICE AND VIEWING

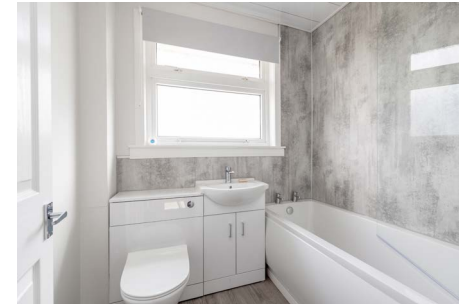
For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **C**

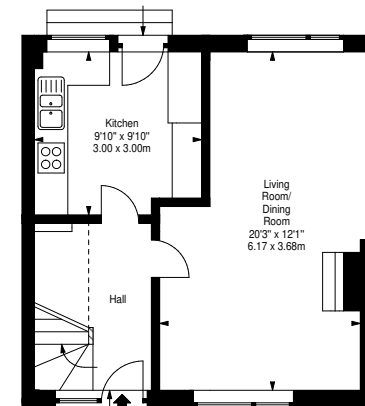
The property has an Energy Rating Category **D**



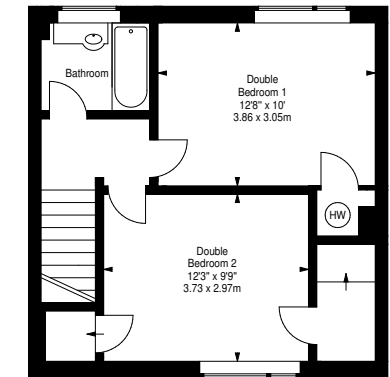
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Danderhall, EH22 1QS



Approx. Gross Internal Area  
314 Sq Ft / 75.62 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor