



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**6 NEATOUNE COURT**

Danderhall, Midlothian, EH22 1GA



Forming part of an attractive modern development in Danderhall, this three-bedroom, two-bathroom (plus a separate WC) semi-detached house enjoys well-presented, contemporary interiors and neutral décor. The south-facing property is sure to appeal to a wealth of buyers, including young families, first-time purchasers, couples, professionals, and rental investors alike, and it benefits from close proximity to nearby amenities including a local shop, pharmacy, the primary school, and transport links, with Shawfair Train Station just over a mile away.

Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Semi-detached house in Danderhall
- Part of an attractive modern development
- Welcoming entrance hall and separate central hall with storage and WC
- Spacious, south-facing living room
- Generous dining kitchen with French doors onto garden
- Three well-proportioned bedrooms (one with storage)
- One en-suite shower room
- Stylish, three-piece family bathroom
- Good-sized private rear garden
- Access to ample unrestricted parking







"THIS THREE-BEDROOM,  
TWO-BATHROOM HOUSE  
ENJOYS IMMACULATE,  
MODERN INTERIORS."





EPC RATING:

B

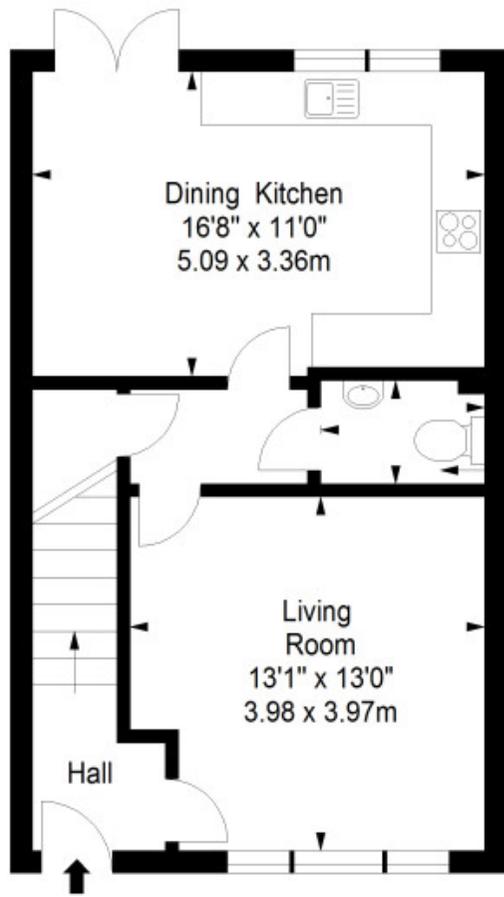
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

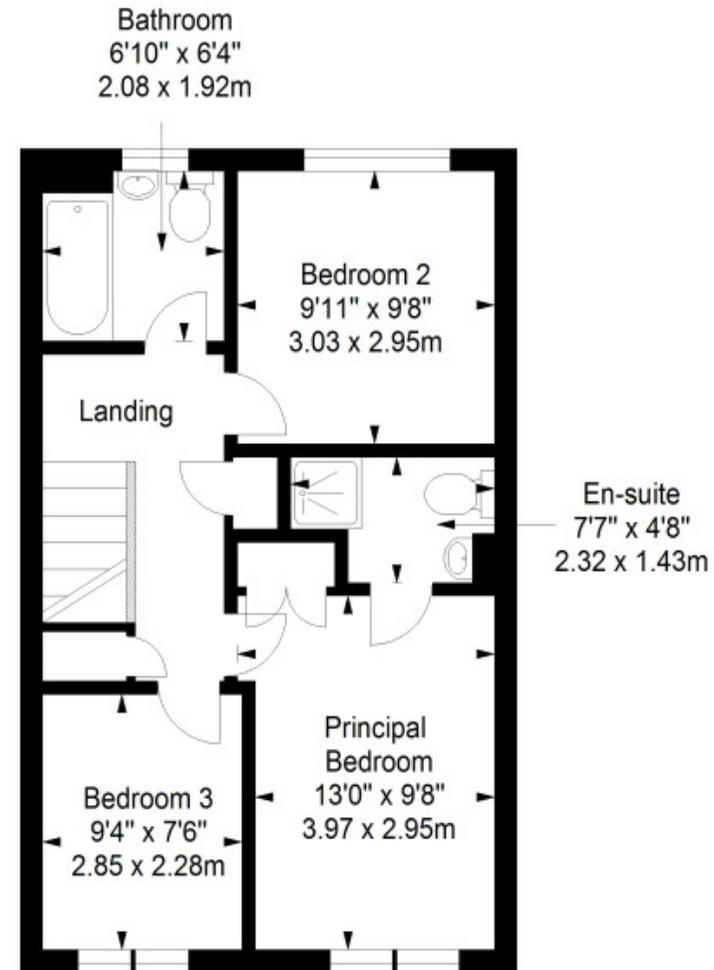
### Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 88.8 sq. metres (955.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.