





SA &T

3 Fernwood Drive Dalkeith, EH22 1FS

4 4 2 EPC Rating B Council Tax Band F





" Immaculately presented and beautifully designed detached four bedroom home, built by the highly regarded Bellway Homes and finished to an exceptional standard throughout.

Features

- Turn-key condition
- Modern energy efficient home
- Solar Panels
- Versatile layout
- Garage
- Enclosed garden
- Large driveway

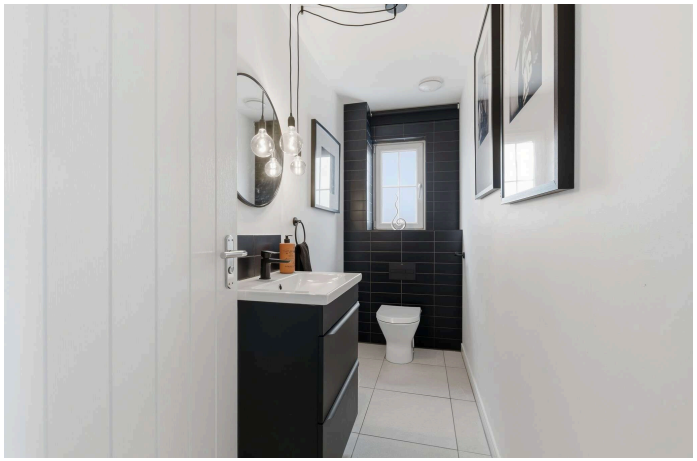




FIXED PRICE 5K BELOW HOME REPORT

3 Fernwood Drive is an immaculately presented and beautifully designed detached four/five-bedroom home, built by the highly regarded Bellway Homes and finished to an exceptional standard throughout.

Offering a modern and flexible layout, the property benefits from a second reception room which can easily serve as a fifth bedroom or home office, making it ideal for growing families and those working from home. Presented in true walk-in condition, the home has been meticulously maintained and enjoys gas central heating and double glazing, ensuring comfort and efficiency.











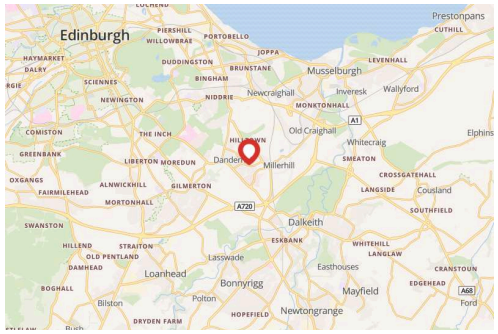


At the heart of the property lies a stylish dining kitchen, complete with fitted units, tiled flooring and patio doors opening onto the rear garden, creating a perfect space for both everyday family life and entertaining. A separate utility room, with additional pantry storage and plumbing for a washing machine, adds further practicality.

Upstairs, the spacious accommodation comprises four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, along with a second bedroom also benefiting from en-suite facilities. The remaining two bedrooms are served by a contemporary, partially tiled family bathroom featuring a bath pedestal basin and WC.









Location

Externally, the property enjoys excellent kerb appeal, with a traditional block-paved driveway bordered by lawn and mature planting. The driveway provides parking for multiple vehicles and leads to a single garage with power and lighting. A side gate offers access to the rear garden, which is predominantly laid to lawn and enclosed by timber fencing - creating a secure and private space ideal for children and pets.

Agents note:
Factor Agent/Scottish Woodlands for Garden area maintenance circa £100 per year.

Location:
Situated within a modern development in the popular Danderhall area of Midlothian, this property enjoys a convenient setting close to the Edinburgh Royal Infirmary and the City Bypass, providing excellent transport links to East and West Lothian as well as the wider motorway network. The local area benefits from a strong sense of community and is well served by a variety of amenities. These include a selection of local shops and a larger Co-op store, with further retail and leisure facilities available at nearby Newcraighall Shopping Park, home to a range of high street retailers, restaurants and a cinema. A local primary school is within easy walking distance and regular public transport services operate to and from the city centre and surrounding areas, making this an deal location for commuters and families alike.

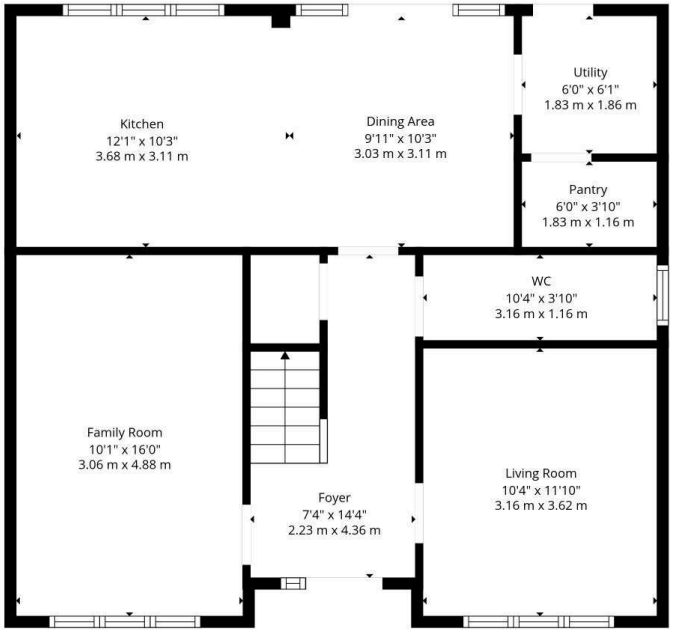


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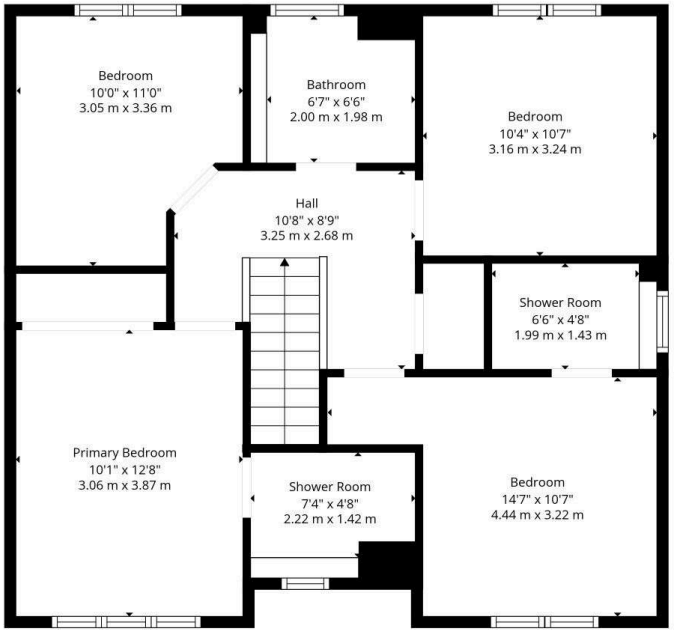
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1st Floor



2nd Floor

TOTAL: 1482 sq. ft, 138 m2
1st floor: 741 sq. ft, 69 m2, 2nd floor: 741 sq. ft, 69 m2
EXCLUDED AREAS: WALLS: 114 sq. ft, 10 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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