

**25 Archway Avenue  
Dalkeith EH22 1PB**

**Offers Over £470,000**

- Large living room for entertaining
- Modern kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven and integrated appliances
- Five double bedrooms with Master featuring en-suite and walk in wardrobe
- Family bathroom fitted with four-piece suite and mains walk in shower with rainwater shower head
- W.C
- Utility room fitted with additional storage units
- Gas central heating and double glazing throughout
- South facing back garden
- Integrated garage and driveway for two cars

**Council Tax Band: G**

**Tenure: Freehold**

**Annual Service Charge: £200**

**Shared Ownership: No**



2



6



3



EPC B





## Detached

This stunning family home combines space, style, and convenience, offering everything you need for modern living. With a south-facing garden, excellent links to Edinburgh city centre, and an extensive range of upgrades throughout, it's the perfect choice for those seeking comfort and connectivity. Early viewing is highly recommended.

Step inside to a bright and welcoming living room—a space designed for relaxation and family time, ideal for cosy evenings or entertaining guests. At the heart of the home, the contemporary kitchen/diner is a true showpiece, featuring sleek fitted units, a double oven, gas hob, integrated appliances, and elegant finishes. It's the perfect setting for cooking, dining, and socialising with French doors to the back garden flooding it with natural light. A separate utility room adds practicality, keeping everyday chores out of sight. Upstairs, the master suite offers a peaceful retreat with built-in walk in wardrobes and a luxurious en-suite complete with a mains shower. Bedroom two also boasts its own en-suite, while bedrooms three and four provide generous space for family or guests, with bedroom five doubling as a stylish home office. Bedroom six offers flexibility for a nursery, study, or hobby room, with attic access for extra storage. A modern family bathroom completes the middle level. Outside, the south-facing garden is a suntrap—ideal for summer barbecues, outdoor dining, or simply relaxing in the fresh air. Additional features include a single garage, gas central heating, double glazing, and ample storage throughout and a W.C on the ground floor. Please Note: Items of furniture available by separate negotiation, please enquire with Blair Cadell for details. The development is factored by Hacking and Paterson and an annual fee of £200 is paid for maintenance of the grounds

Danderhall is a vibrant village on Edinburgh's southern edge, offering the perfect balance of community living and city convenience. Excellent transport links, including Sheriffhall Park & Ride and Shawfair Station, make commuting effortless. Local schools, shops, and green spaces are on your doorstep, while Cameron Toll, Fort Kinnaird, and Straiton Retail Park provide extensive shopping and leisure options. Whether you're heading into the city or exploring the Borders, this location has it all.

**Viewing by appointment on 0131 337 1800**



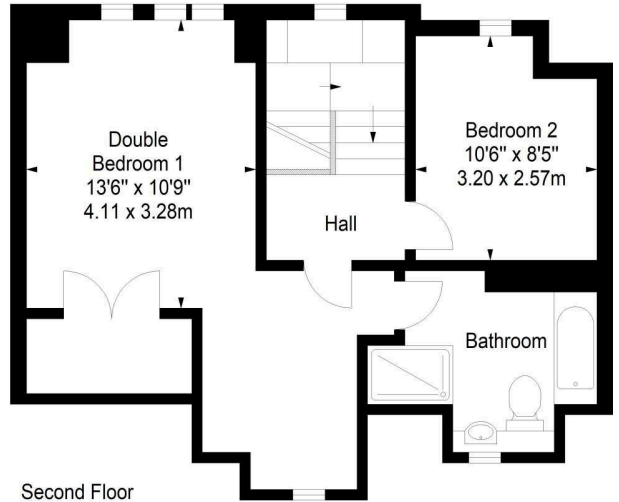




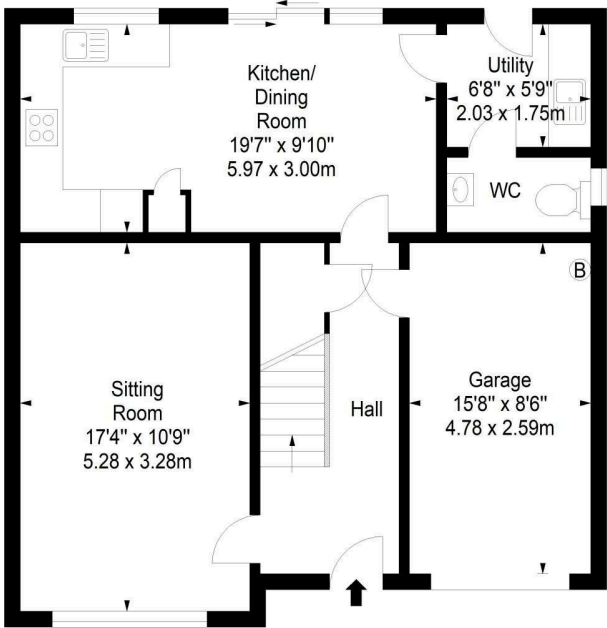
Archway Avenue,  
Danderhall,  
Dalkeith,  
Midlothian, EH22 1PB



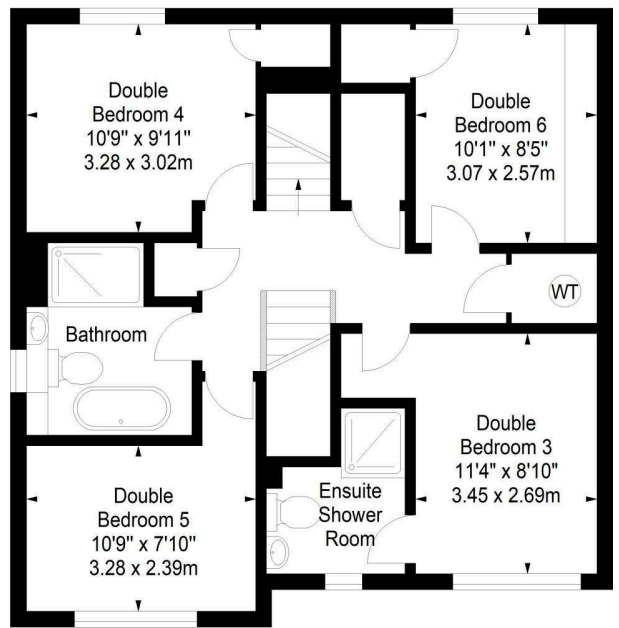
Approx. Gross Internal Area  
1916 Sq Ft - 178.00 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



Ground Floor



First Floor



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