



7 Woodburn Place, Dalkeith, Midlothian, EH22 2HZ

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Great family home offering superb value for money. McDougall McQueen are delighted to present to the market this spacious, three-bedroom main door upper flat, one of four in a block of similar properties, providing flexible accommodation, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities is ideal for first time buyers, those with families and investors alike. Presented in clean condition throughout the property benefits from double glazing, gas central heating, garden grounds to the side and rear with a driveway for off-street parking. Viewing is to be made by appointment, but be quick as this spacious family home is competitively priced.

- Side main door entry
- Top landing with window to the side and a door leading to the hall
- Hallway with store cupboards and loft access
- Living room with front facing window, built-in fireplace and tv unit
- Kitchen with window to the rear, a range of base and wall units, store cupboard, gas cooker, washing machine and fridge freezer
- Bedroom one with rear facing window and built-in

- wardrobes
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with front facing window and built-in wardrobes
- Shower room with electric shower, wc and sink
- Double glazing and gas central heating
- Gated driveway with parking for two cars
- Private garden grounds to the side and rear, ideal for outside entertaining



Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

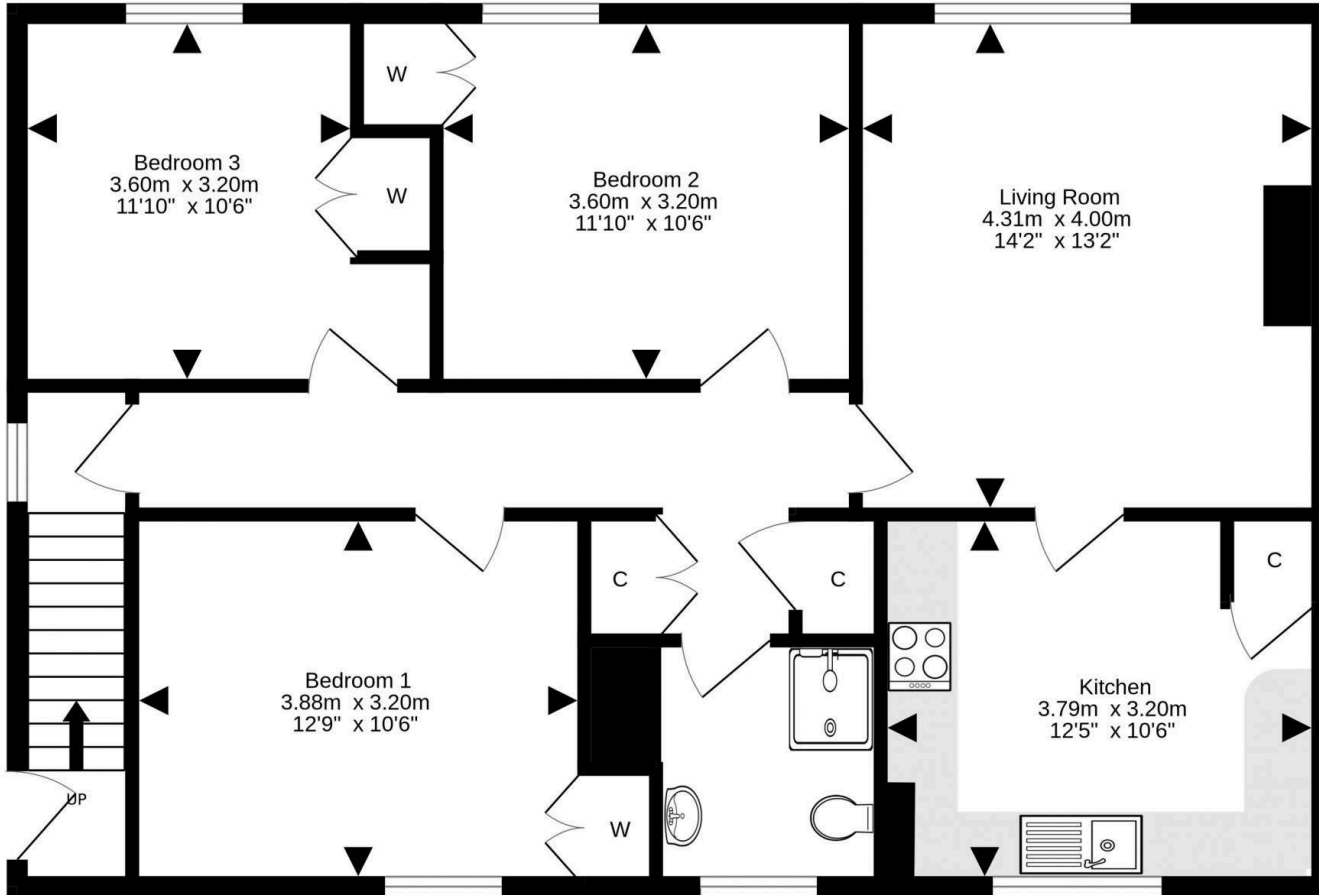
Extras

All floor coverings, light fittings, blinds where fitted, gas cooker, remaining white goods and the garden shed. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

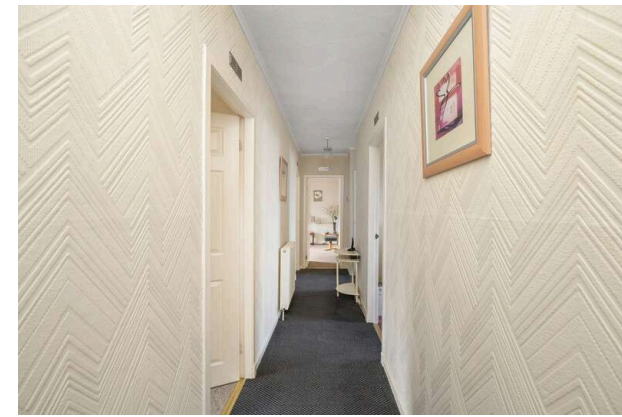
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

