










Offers Over  
**£170,000**

## 11 Woodburn Park

Dalkeith | Midlothian | EH22 2BZ

This spacious and well presented mid-terrace house is quietly situated within a popular residential area, close to excellent local amenities and commuting links. The property is presented to the market in move-in condition and would undoubtedly appeal to the first time buyers, young professionals or growing families

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – B



## Description

In brief the internal accommodation comprises: welcoming and inviting hallway with staircase; spacious front aspect reception room offering a large picture window and ample storage; to the rear a modern fitted kitchen showcasing a range of fitted wall and base units, integrated appliances with complimenting, matching worktop and splashback. The kitchen also has space for a small dining table, a further rear porch area again has great storage provisions and a rear door. To the upper level is two well proportioned double bedrooms, the bedroom to the front has a lovely double aspect flooding the room with natural light, laminate flooring and two storage cupboards; the bedroom to the rear has a lovely view to the rear garden and again benefits from built in storage; the contemporary shower room boasts a crisp white two piece suite, built in vanity storage, stylish half height tiling and a double walk in shower cubicle complete with a thermostatic shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Please note no warranty shall be offered for any systems, appliances, fixtures or fittings and the property shall be sold as seen.

## Gardens & Driveway

Off street parking is available with a large monoblock driveway and ample on street parking is available for visitors. To the rear is a generous, enclosed private garden. Accessed via the rear porch and leading out to a decked area, this is an ideal spot for outside entertaining. Furthermore, a large lawn makes the garden ideal for children and pets with a further slabbed patio area to the rear.

## Viewing

Please contact Neilsons on 0131 625 2222.



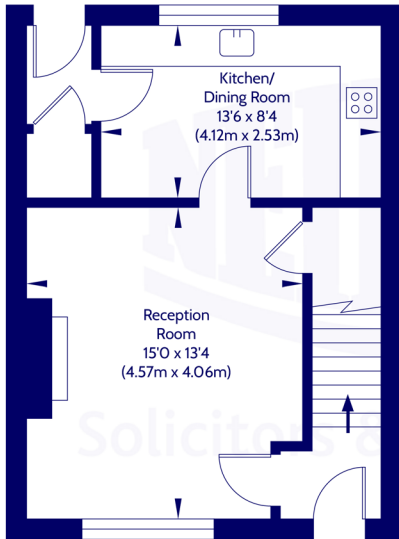


## Location

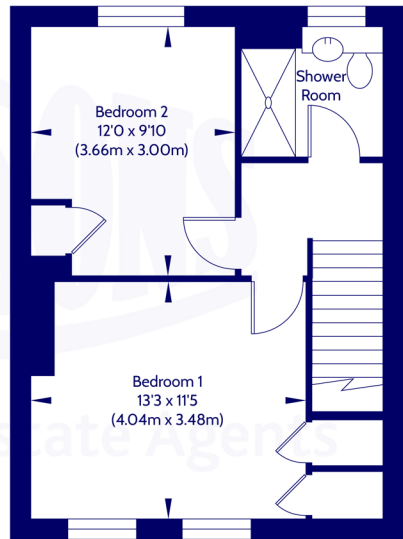
The property is situated within the popular Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.



Approx. Gross Internal Floor Area 74.55 Sq M / 802 Sq Ft.



Ground Floor



First Floor

Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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