

**17 Woodburn Park
Dalkeith, EH22 2BZ**

OFFERS OVER £150,000



drummondmiller



- Semi-detached house
- Entrance hall and bright living room
- Kitchen/breakfast room with built-in oven/hob
- Two double bedrooms and bathroom
- Double glazing and gas central heating
- Driveway and large private back garden
- Minutes away from local shops and amenities
- EPC Band D

Description

17 Woodburn Park is a semi-detached house (77sqm) of brick construction dating back to the 1960's. The accommodation comprises of a welcoming hallway with a large cupboard, living room, fitted kitchen, two double bedrooms and bathroom. The property benefits from double glazing and gas central heating throughout, free on street parking and a front driveway. The property also has a large garden to the rear ideal for first time buyers, professional couples and families.





Central Heating and Double Glazing

The property benefits from gas central heating and double glazing.

Garden and Parking

There is a private driveway to the front of the property and a large back garden.

Location

This is a very peaceful setting at the end of a mature development. Woodburn is a mature district of the historic town of Dalkeith. It lies parallel to the A68 and is literally one mile south-east of the busy town centre and large supermarkets. There are several local shops, and bus stops on the estate itself with schooling available in the nearby modern campus. Dalkeith is a very popular commuter base being only 2 miles to the City By-pass and 8 miles from Edinburgh. It is surrounded by attractive open countryside and is within easy reach of golf courses, Park-and-Rides, a rail station and major retail parks.

Extras

The sale price includes, light fittings, integrated electric hob and oven.

Home Report

The property has been valued by surveyors at £160,000 and the link to the Home Report is available via the ESPC listing.

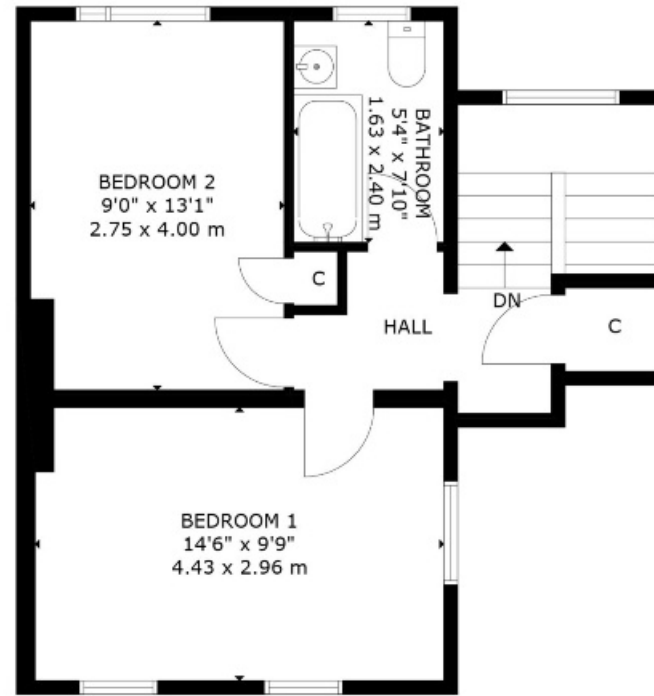
Viewing

Viewing is by appointment via Agents on 0131 229 3399 or 07595 820611





GROUND FLOOR



FIRST FLOOR



17 WOODBURN PARK, DALKEITH. EH22 2BZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 848 SQ FT / 79 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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