



22 Woodburn Gardens, Dalkeith, EH22 2BN



Welcome

Welcome to Woodburn Gardens, this well-proportioned three bedroom terraced property is arranged over two floors offering excellent family accommodation. The property further benefits from a private enclosed garden to the rear along with a double driveway to the front. Conveniently located in an established residential area close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Dining kitchen with direct access to the rear garden.
- Three double bedrooms.
- Fixed ladder access to the large, floored attic space.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing.
- Gas central heating.
- Rear enclosed garden.
- Garden and double driveway to the front.





Dalkeith

Dalkeith is a popular town lying approximately eight miles south-east of Edinburgh, surrounded by pleasant, open countryside stretching to the Borders and East Lothian. Whilst Edinburgh city centre is readily accessible, Dalkeith plays host to large branches of Tesco, Morrison and Lidl, as well as a number of independent shops, restaurants and hostelrys. The local schools have an excellent academic reputation and leisure options range from activities at the leisure centre/swimming pool to the wonderful open spaces of Dalkeith Country Park. There are also a number of community social clubs and golf courses. The city by-pass is within a short drive and links with the A1 south, as well as the central motorway network, Forth Bridges and Edinburgh International Airport.

Extras

All curtains, fridge/freezer, washing machine, sofa bed and matching single armchair in living room, cabin bed in children's bedroom, wardrobe in master bedroom and storage shelving in attic.



Get in touch

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Property Hub:

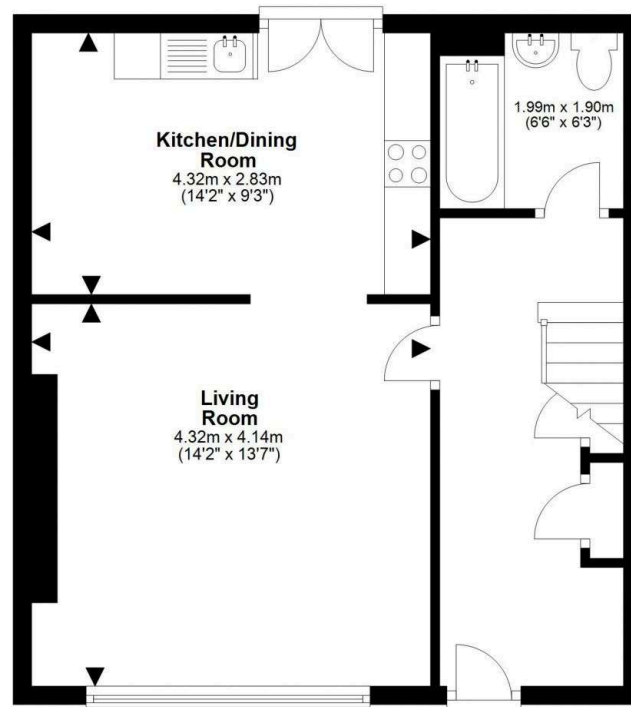
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

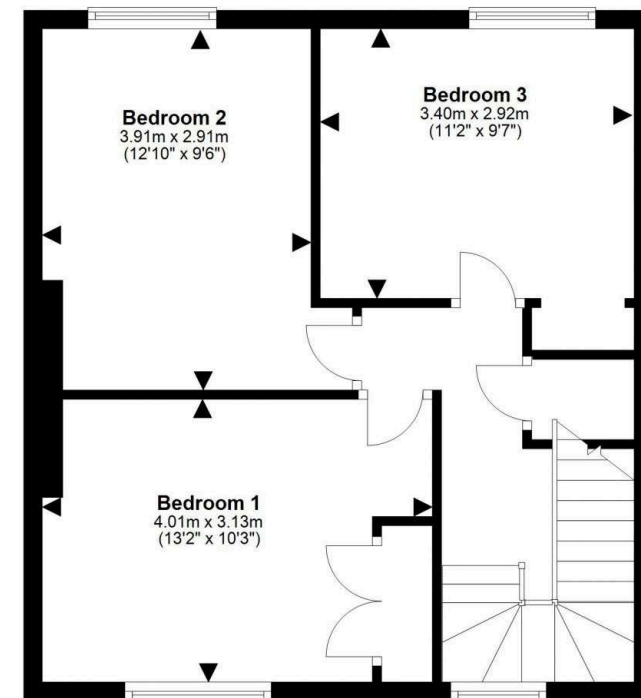
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.