



49 Woodburn Avenue, Dalkeith, EH22 2ET



Welcome

Welcome to 49 Woodburn Avenue, Dalkeith, a superb family home of popular style and layout with flexible living accommodation over two levels and great outside space.

McDougall McQueen are delighted to present to the market this spacious, three-bedroom semi-detached house, offering flexible accommodation, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities and is ideal for first time buyers and those with families. The property benefits from garden grounds to the front and rear and comes complete with a driveway with off-street parking for several cars.



- Popular residential location close to all amenities
- Entrance hallway
- Living room with front facing window and wall mount electric fire
- Superbly fitted dining kitchen with rear facing window, a range of base and wall units, gas hob, extractor, oven, integrated microwave, American style fridge freezer, integrated washing machine, and integrated dishwasher, complete with space for a table and chairs
- Ground floor bathroom with p-shape shower bath, raindrop shower, shower screen, wc, sink, vanity unit, and towel radiator
- Ground floor bedroom with rear facing window and under stair storage
- Top hall landing with Velux window to the rear
- Bedroom with Dormer style window to the front and built-in storage
- Bedroom with Dormer style window to the rear
- Double glazing and gas central heating
- Driveway with parking for several cars
- Private garden grounds to the front and rear, ideal for outside entertaining with covered decking area and shed with power



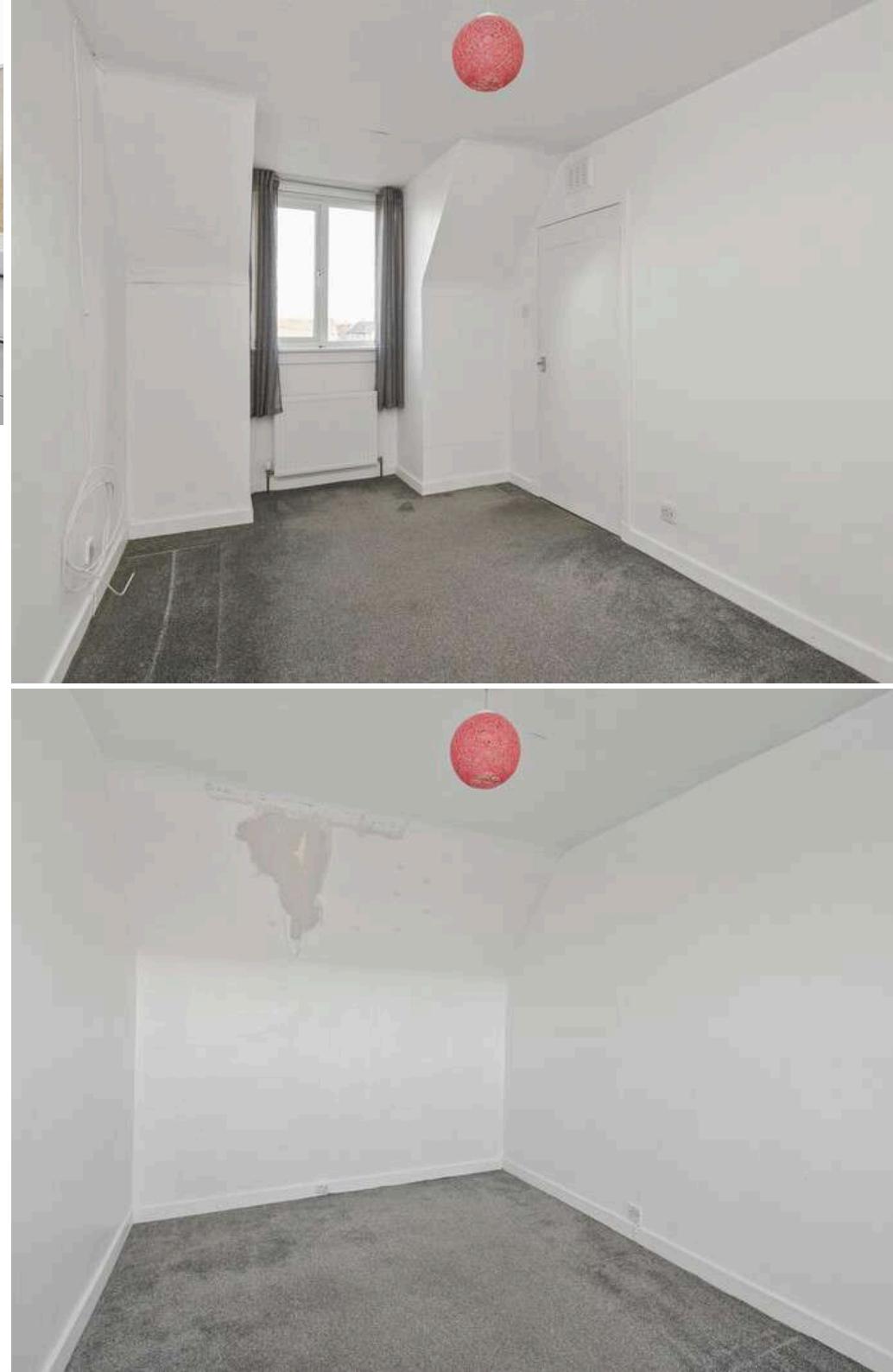


Dalkeith

The property is 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, any remaining white goods and the garden shed. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.





Get in touch

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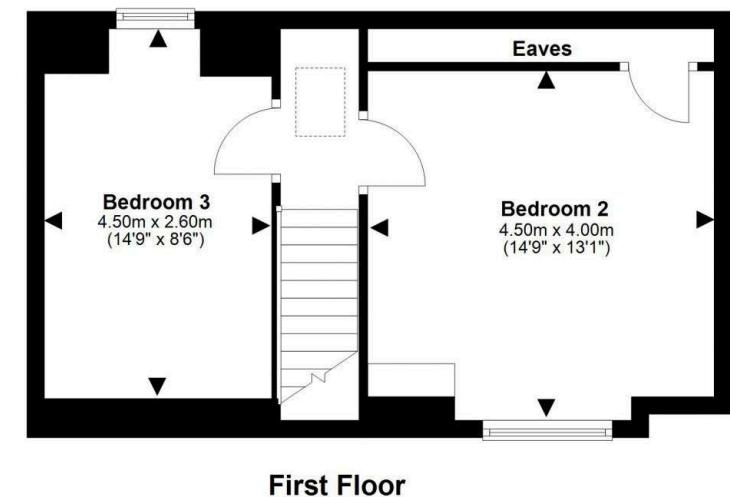
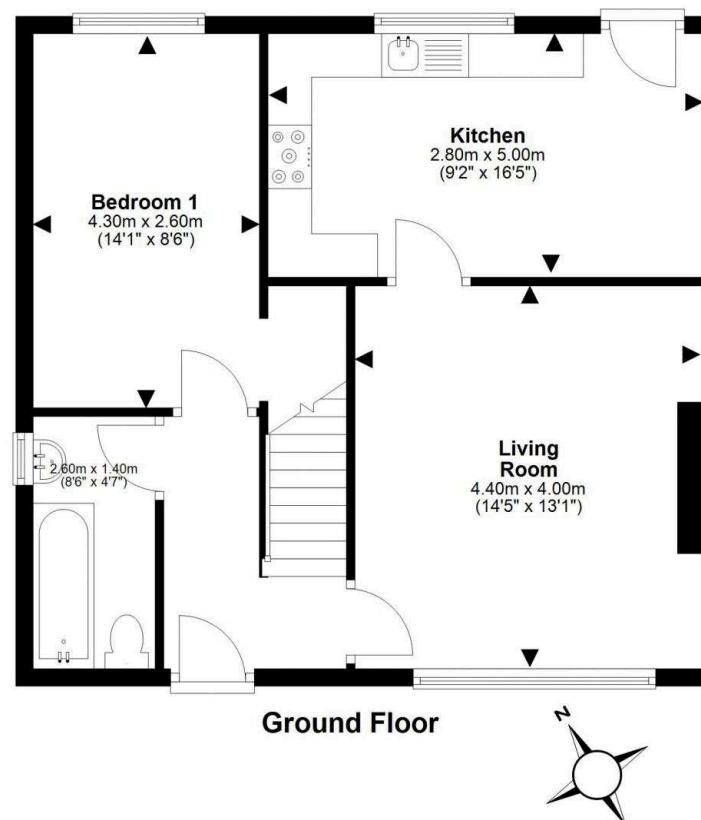
 0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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.



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.