



GARDEN STIRLING BURNET

**42 LODENEIA PARK**  
DALKEITH, MIDLOTHIAN, EH22 2AW



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Situated on the fringes of Dalkeith, just a 30-minute commute from central Edinburgh and close to the City Bypass, this attractive mid-terraced two-bedroom house lies within a peaceful residential community, a stone's throw from local schools, supermarkets, and open countryside. The bright, modern home enjoys cohesive neutral styling throughout and luxury vinyl tile (LVT) on the ground floor, while a secure, low-maintenance garden with a sunny aspect and allocated parking add further appeal and everyday convenience.

From the entrance vestibule, an arched opening creates an inviting flow into the reception room, where stylish oak-inspired flooring continues across the ground floor, adding warmth and texture to the muted décor. The light-filled living room connects directly to the dining kitchen, which in turn leads into a versatile, south-facing conservatory opening onto the garden — a well-considered layout for everyday living and easy entertaining. The kitchen has a classic shaker-style design in light beige, complemented by subway tiling and a deep Belfast sink. Neatly integrated appliances include an oven, induction hob, washing machine, and fridge freezer, while space for seated dining enhances the relaxed, sociable feel. Completing the ground floor is a convenient WC finished with stylish large-format tiling.

## FEATURES

- Modern mid-terraced house with stylish neutral interiors
- Practical entrance vestibule open to:
- Light-filled living room connected to:
- Bright, well-appointed dining kitchen
- Versatile south-facing conservatory with kitchen and garden access
- Two double bedrooms with fitted wardrobes
- Bright bathroom with rainfall shower-over-bath
- Convenient ground-floor WC
- Neat gated front garden
- Secure paved rear garden with a south-facing aspect and gated access to:
- Allocated parking for two vehicles
- Gas central heating and double glazing

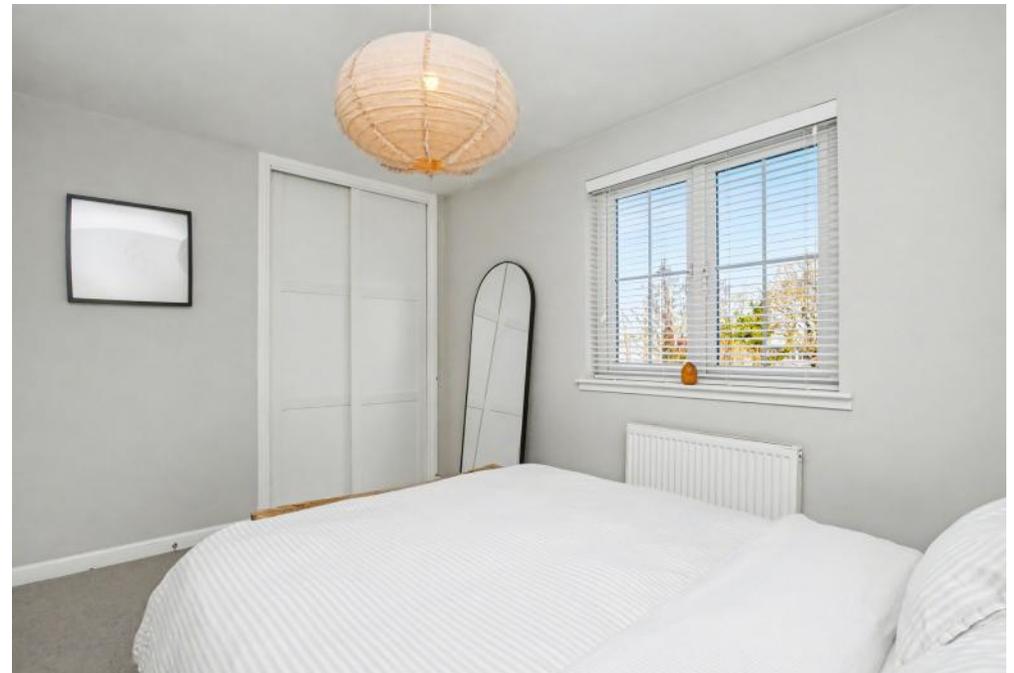




On the first floor, an airy landing with storage and loft access leads to two comfortably carpeted double bedrooms, both benefiting from fitted wardrobes. A bright bathroom completes the accommodation, mirroring the tiled finish of the downstairs WC and featuring a bath with an overhead rainfall shower. Gas central heating and double glazing ensure a warm and efficient home throughout.

Outside, the front garden comprises a gated path and small lawn, while the rear garden is south-facing and enclosed by high fencing for added privacy and security. A suntrap for alfresco dining and summer barbecues, the fully paved garden offers low-maintenance outdoor space that will appeal to busy lifestyles, with gated access directly to the allocated parking space at the rear.

Extras: All fitted flooring and window coverings are included in the sale.







## Dalkeith, Midlothian

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus. Dalkeith is exceptionally well-connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.





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## FLOORPLAN

