

**32 Woodburn Bank
Dalkeith, EH22 2EP**

OFFERS OVER £205,000



drummondmiller



- 3-bedroomed semi detached 1950's villa on mature estate
- Living room and separate kitchen/breakfast room
- 3 double bedrooms and shower room
- Gas central heating and double glazing
- Corner plot with driveway
- Yards away from local shops
- Mature estate close to new schools campus
- Only one previous owner
- EPC D

Description

This charming 1950s brick-built semi-detached villa offers a well-proportioned layout (88 sqm) with excellent potential for extension. While some cosmetic upgrading is required, the property presents a fantastic opportunity to create a stylish and comfortable home. Situated on a generous corner plot, it benefits from a private driveway to the front. The ground floor features a bright and welcoming living room, a spacious kitchen/breakfast room, a double bedroom, and a shower room. Upstairs, two additional well-sized double bedrooms provide ample accommodation.





Gas Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

Gardens

The property occupies a larger than average corner plot which is fully enclosed and gated also benefitting from a driveway.

Location

Woodburn is a mature district in the historic town of Dalkeith which is now bounded by new private developments. 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, leisure centre and bus stops on the estate itself with schooling available on the nearby modern campus. Dalkeith is a very popular commuter base being only 2 miles to the City Bypass and 8 miles from Edinburgh. It is surrounded by attractive open countryside including the popular Dalkeith Country Park and is within easy reach of golf courses, Park-and-Rides, rail station and major retail parks.

Extras

Carpets, blinds and the cooker and washing machine are included in the sale price.

Valuation

The property has been valued by surveyors at £220,000 and the Home report is available via the ESPC website.

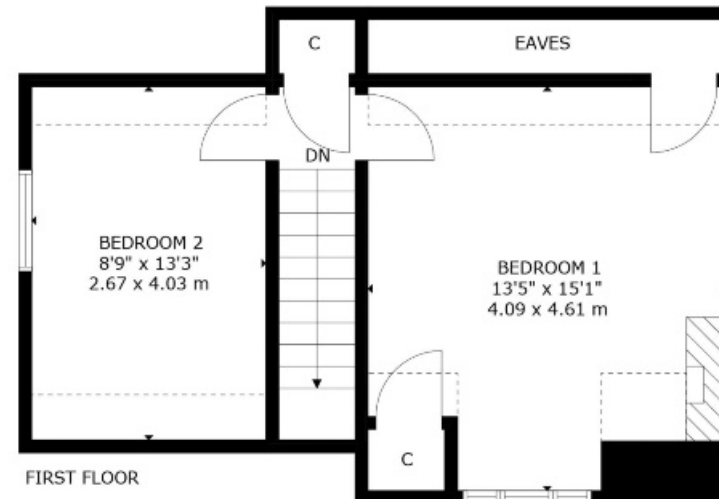
Council Tax and EPC

32 Woodburn Bank lies in Council Tax Band C and has a D energy rating.

Viewing

To view telephone agents on 0131 229 3399.





32 WOODBURN BANK EH22 2EP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 967 SQ FT / 90 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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