



14 Lodeneia Park
Dalkeith, EH22 2AW

Deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

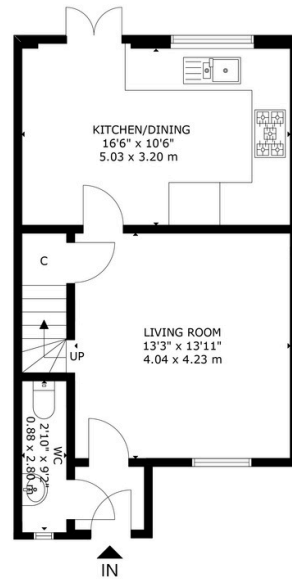
- Living Room
- Kitchen/Dining Room
- Three Bedrooms (One En-Suite)
- Bathroom & Separate W.C.
- Private Front & Rear Gardens
- Allocated Parking Space
- Double Glazing & GCH
- EPC Rating -B



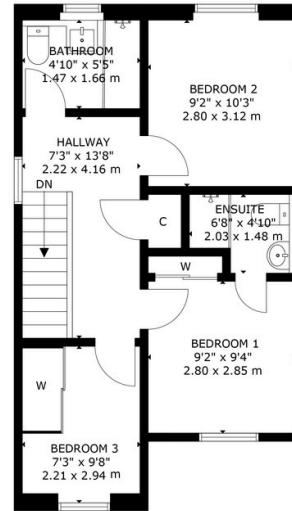
This beautifully presented end terraced house is situated in the popular Midlothian town of Dalkeith, close to a wide range of local amenities, convenient public transport links and schooling at primary and secondary level. Nearby, there is lovely outdoor space at Dalkeith Country Park offering space for peaceful walks. The accommodation on the ground floor comprises; welcoming entrance hallway with W.C off, bright, south-facing living room and separate stylish kitchen/dining room with direct access to the rear garden. The upper floor comprises; generously proportioned principal bedroom with modern en-suite shower room, two further comfortable bedrooms and family bathroom with shower over bath. Externally, there are well-maintained gardens to the front and rear and there is an allocated parking space in residents' carpark. The property features double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood and lightshades. All appliances included in the sale are sold as seen with no warranty provided.







GROUND FLOOR



FIRST FLOOR



14 LODENEIA PARK, DALKEITH EH22 2AW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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