










Offers Over

**£245,000**

## 4 Woodburn Road

Dalkeith | Midlothian | EH22 2AR

A rare opportunity has arisen to acquire this one-of-a-kind two bedroom detached bungalow forming part of an established residential development in the popular Dalkeith town of Midlothian. Occupying a substantial plot with scope for further development subject to necessary planning consents while being positioned within easy reach of excellent amenities and commuting links, the property will undoubtedly appeal to a multitude of purchasers. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Multi-car driveway
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the property is presented in good condition while briefly comprising of; welcoming entrance porch, large hallway with storage provisions and access via a dropdown ladder to the partially-floored attic, bright and spacious lounge/diner with a gas fireplace, dual-aspect outlook and ample space for many different configurations, fully-fitted kitchen with a range of integrated and freestanding white goods and a lovely dual-aspect outlook, separate utility room with garden access, first generous double bedroom with integrated storage and room for freestanding furniture, second sizable double bedroom with integrated storage and space, and a fully-panelled wet room with shower.

Further benefits include gas central heating, double glazing and Solar Panels to the rear of the property.

There is ample opportunity for further development or extension subject to necessary planning consents.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, freestanding fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Large private garden grounds surround the property offering bags of potential to new purchasers. For the car owner, there is a multi-car monoblock driveway for secure off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Woodburn Road forms part of a popular residential development within the Midlothian town of Dalkeith. It is very well positioned for access to the many local amenities on hand serving every day needs including a Sainsbury's local. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts together with Edinburgh's city centre and there is a rail link at Eskbank serving the Borders and Edinburgh. The area is ideal for families with schooling ranging from nursery to secondary level.

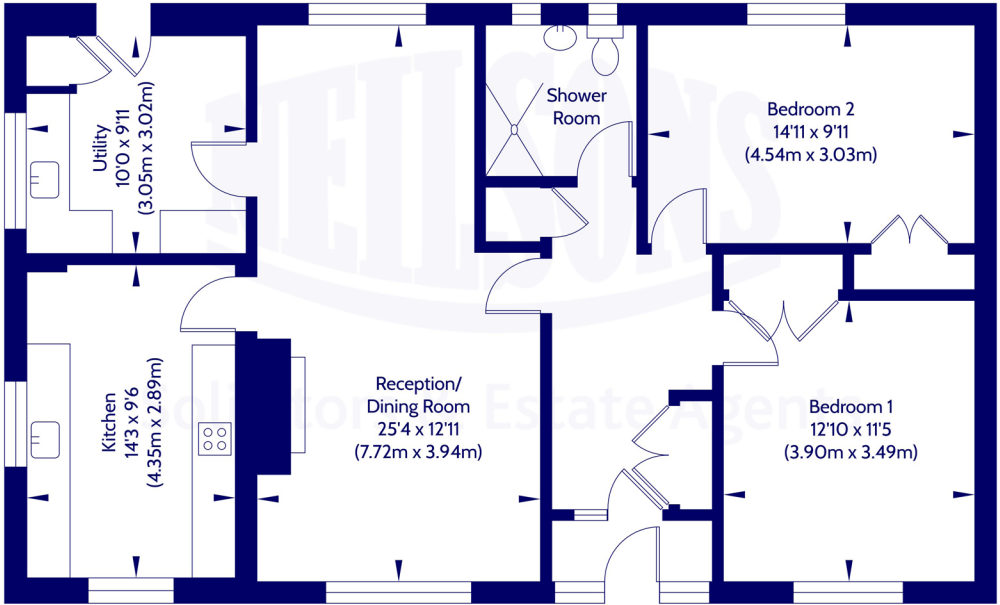


Approx. Internal Area 99.5 Sq M / 1071 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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