



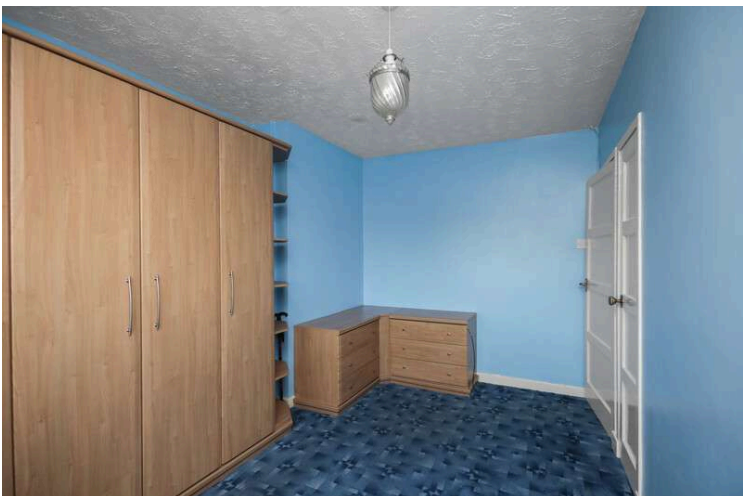
64 Woodburn Park, Dalkeith, Midlothian, EH22 2DD

www.mcdougallmcqueen.co.uk



Welcome to 64 Woodburn Park Dalkeith, a wonderful opportunity suitable for young families or as a first-time buyers. McDougall McQueen are delighted to present to the market this spacious, two-bedroom semi-detached house situated in a convenient location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities is ideal for first time buyers and those with families. Presented in good all-round condition, the property benefits from new double glazing, gas central heating, garden grounds to the front and rear, with a dropped kerb allowing the potential for a driveway to be installed. Viewing is by appointment through McDougall McQueen.

- Hallway with under stair store cupboard and stairs to the upper level
- Living room with front facing window and shelved store cupboard
- Fitted breakfasting kitchen with rear facing window, a range of base and wall units, gas cooker, and remaining free-standing white goods
- Rear hall with garden access and store cupboard
- Stair landing with window to the rear
- Upper hallway with store cupboard and loft ladder access to the attic space
- Bedroom one with dual aspect windows
- Bedroom two with rear facing window, store cupboard and fitted wardrobes
- Shower room with electric shower, wc, and sink with vanity unit
- Recent double glazing and gas central heating
- Floored attic for storage, with lights, power supply and access via Ramsay ladder
- Dropped kerb allowing the potential for a driveway to be installed
- Private garden grounds to the front and rear, ideal for outside entertaining



Location

The property is located 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.

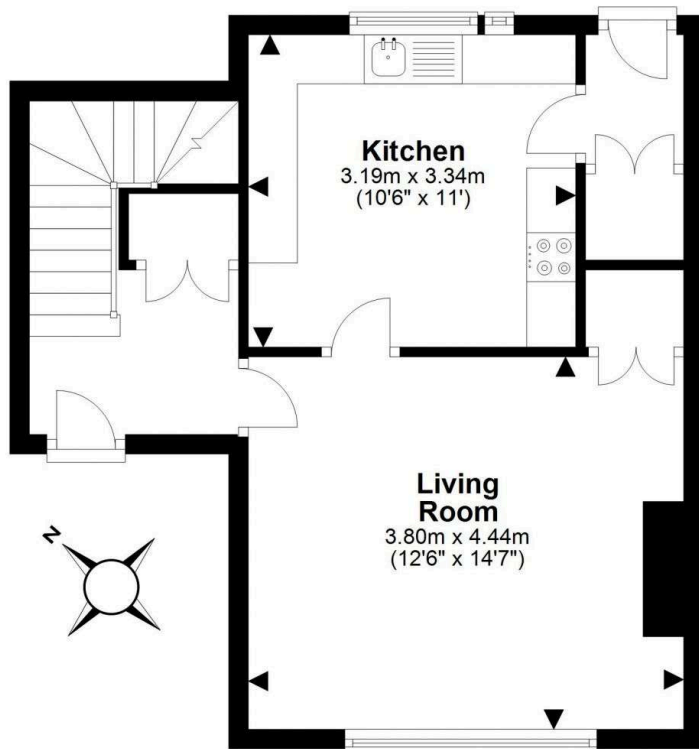
Extras

All floor coverings, light fittings, blinds where fitted, gas cooker, 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.

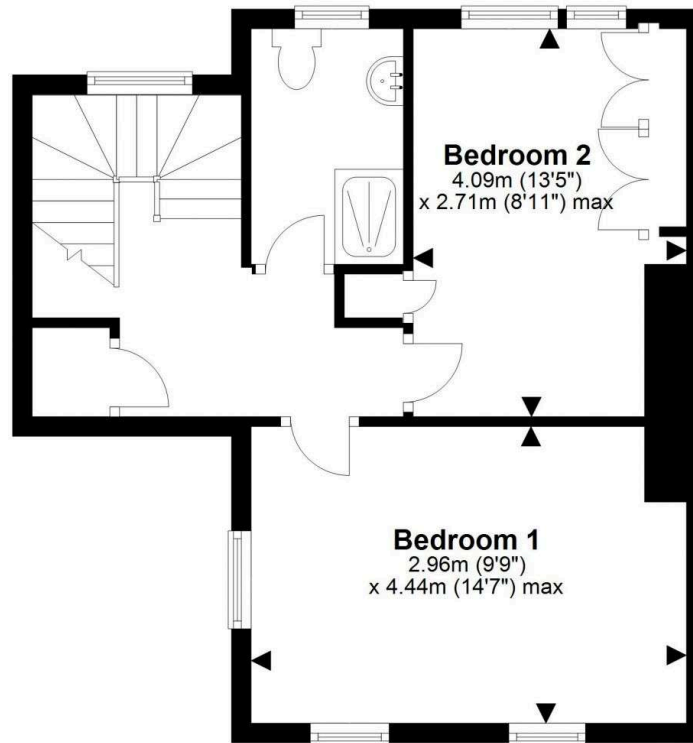
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



First Floor

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.



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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.

