





## Welcome

Welcome to 1 Lodeneia Park, a delightfully bright and spacious two-bedroom main door ground floor cottage style flat, set in a modern residential estate, quietly situated on the northern outskirts of Dalkeith, Midlothian. The property is conveniently located to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers, professional couples, or those looking for ground floor living, this property provides spacious flexible accommodation, with communal garden grounds, allocated parking, and a bin and bike store. Viewing of this lovely property are by appointment only and should be conducted at your earliest convenience.

- Own main door entry
- Entrance hallway with storage
- Spacious lounge with window to the front
- Modern fully fitted large dining kitchen with a range of base and wall units, gas hob, electric oven, extractor, and including the remaining white goods
- Main bedroom with built-in wardrobes
- En-suite shower room with double shower base, wc, and sink
- Bedroom two with built-in wardrobes
- Family bathroom with three-piece white suite with shower attachment
- Gas central heating and double glazing
- Allocated and visitor parking
- Bin and bike store with communal garden grounds





## Dalkeith

The property is 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

Included in the sale are: Floor coverings, light fittings blinds, all integrated appliances, and remaining white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

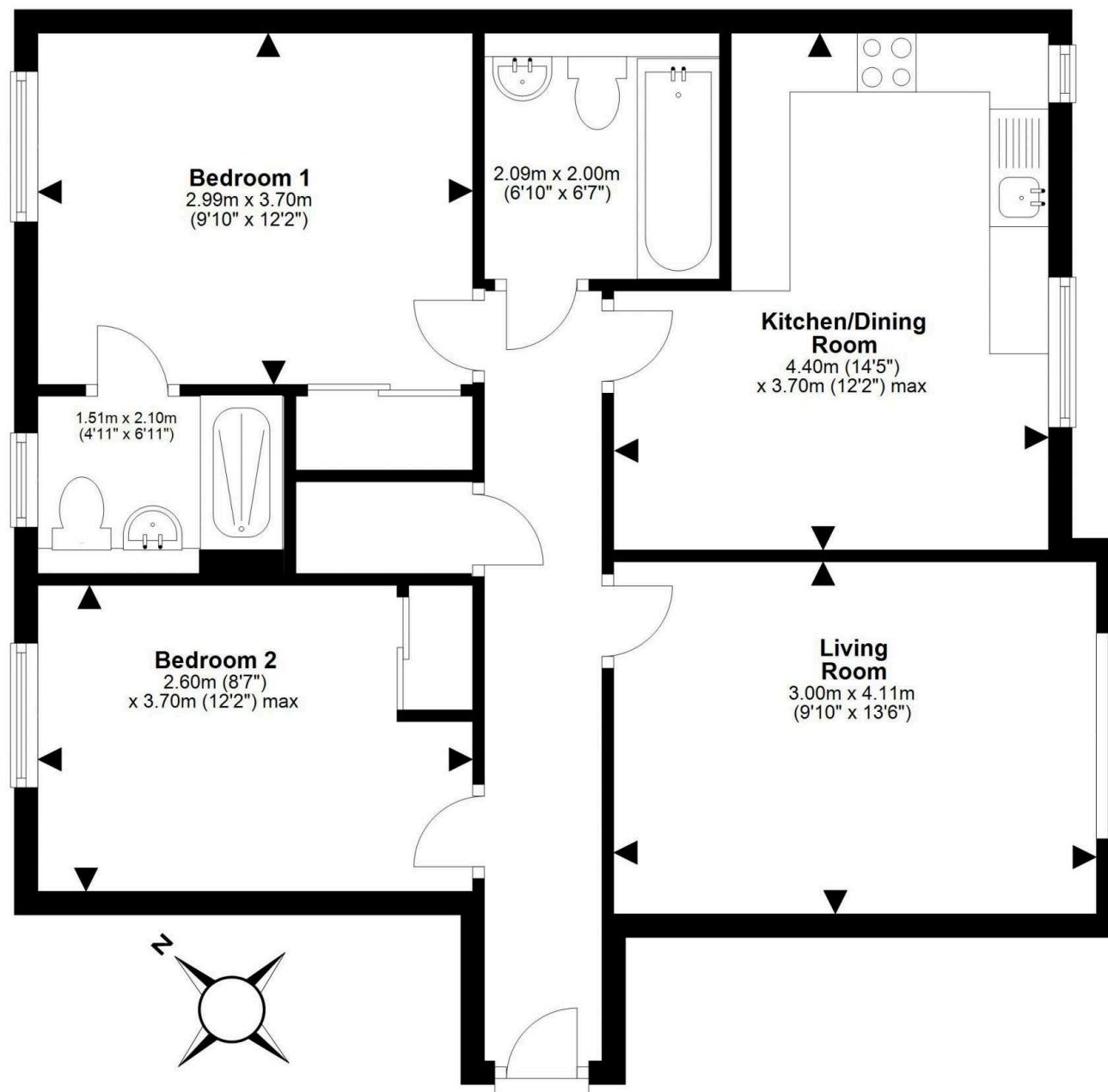
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.