



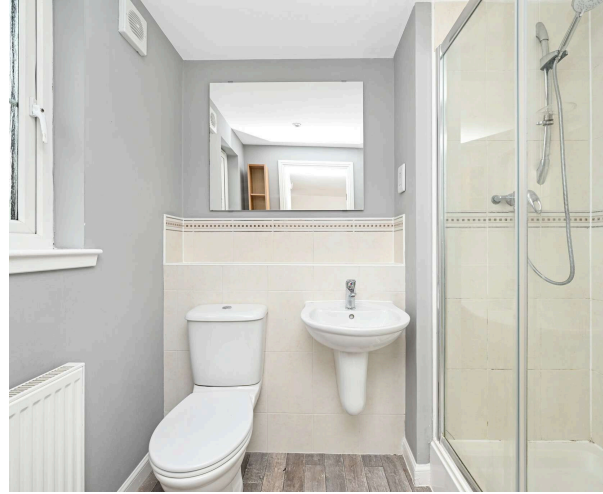


Welcome

Welcome to Lodeneia Park, McDougall McQueen are delighted to present to the market this bright and spacious, two bedroom, main door lower villa with resident's parking. The property is ideally set in a modern residential estate, quietly positioned on the outskirts of the popular Midlothian town of Dalkeith. The property is conveniently located close to many local amenities, schooling and swift transport links. This property would be ideal for the first time buyers, professional couples, small families, those looking to downsize or indeed an excellent investment opportunity. Presented to them market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Open plan living, dining and kitchen
- Fully equipped kitchen
- Two double bedrooms, one with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Residents and visitors parking available
- Bike shed and bin store
- Agent's Note: The development is factored by Hacking & Paterson with an approximate annual fee of £90.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Dalkeith

The popular town of Dalkeith lies within easy commuting distance of Edinburgh, and is well positioned to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and Sainsbury's, along with a 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.

Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances and white goods are sold as seen and no warranty applies to these, or any movable items included in the sale.



Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

