





Welcome

Welcome to 58 Woodburn Drive, Dalkeith, a fantastic opportunity to secure a spacious, three-bedroom main door ground floor flat situated in a sought-after residential area. One of just four comparable properties in the block, this home offers flexible accommodation perfectly suited to first-time buyers, families, or those seeking convenient ground floor living. The property is ideally located within easy walking distance of all local schools and amenities, making everyday living exceptionally convenient. Presented in good decorative order throughout, the flat benefits from double glazing and gas central heating to ensure year-round comfort. Externally, there are garden grounds to both the front and rear, as well as a private driveway providing off-street parking. This competitively priced home is a must-see for anyone looking to move into this popular part of Midlothian. Early viewing is highly recommended.

- Popular residential location close to all amenities
- Side main door entry
- Hallway with storage
- Living room with front facing window, feature alcoves with lighting
- Modern contemporary fitted kitchen with rear garden access, built-in store cupboard, a range of base and wall units, composite sink, gas hob, extractor, oven, and washing machine
- Three good sized double bedrooms
- Family bathroom with three-piece white suite
- Double glazing and gas central heating
- Driveway providing off street parking
- Private garden grounds to the front and rear, ideal for outside entertaining





Dalkeith

Dalkeith, situated in the heart of Midlothian, is a vibrant and historic town offering an excellent blend of traditional charm and modern convenience. Renowned for its picturesque High Street, local independent shops, and welcoming community, Dalkeith boasts a range of amenities including supermarkets, cafés, restaurants, and leisure facilities. The town is well-connected, providing easy access to Edinburgh city centre via frequent public transport links and major road networks, making it an ideal location for commuters. Residents can enjoy the scenic Dalkeith Country Park, which offers beautiful woodland walks, cycling trails, and play areas, perfect for families and outdoor enthusiasts alike. The area is also served by reputable schools and local medical facilities, adding to its appeal as a sought-after place to live. With a rich history, attractive architecture, and a thriving local community, Dalkeith presents a wonderful setting for families and professionals alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods and the garden sheds. Other items may be available by negotiation. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

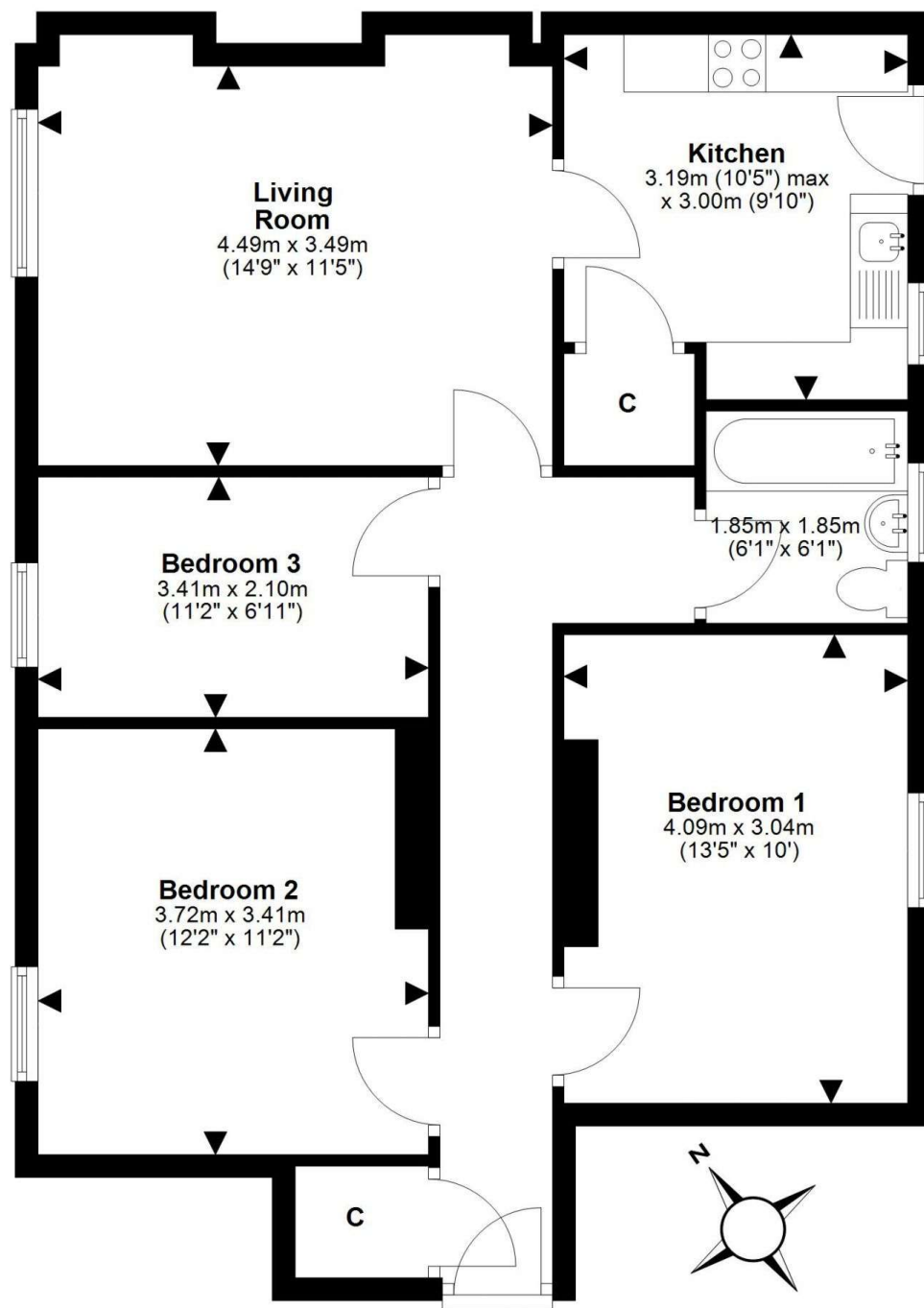
Bruntsfield Office:

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 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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.