



1 Woodburn View
DALKEITH | MIDLOTHIAN | EH22 2HR



1 Woodburn View

DALKEITH | MIDLOTHIAN | EH22 2HR

Nestled on a quiet street, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and extended semi-detached house. Boasting front and rear gardens, a long driveway, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway with a useful W/C, a bright lounge with picture window and decorative feature fireplace, a contemporary dining kitchen with attractive units and generous dining space, a garden facing conservatory and following up a carpeted staircase the upper level enjoys three well-proportioned double bedrooms (all with wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the secluded rear garden is a low maintenance haven ideal for al fresco entertaining.

- Stunning semi-detached house on quiet street
- Front and rear gardens and long driveway
- Welcoming hallway with W/C
- Bright lounge with feature fireplace
- Contemporary dining kitchen
- Garden facing conservatory
- Three large double bedrooms
- Stylish bathroom with shower over bath

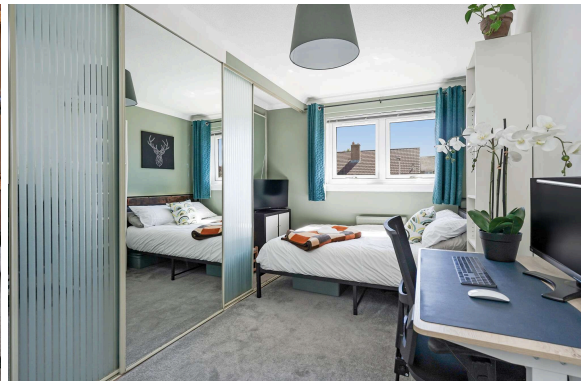
Council tax band D, EPC rating C

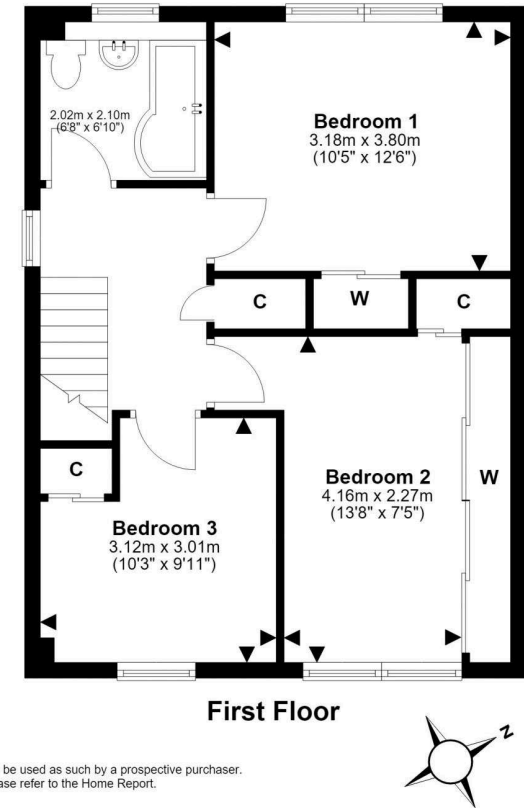
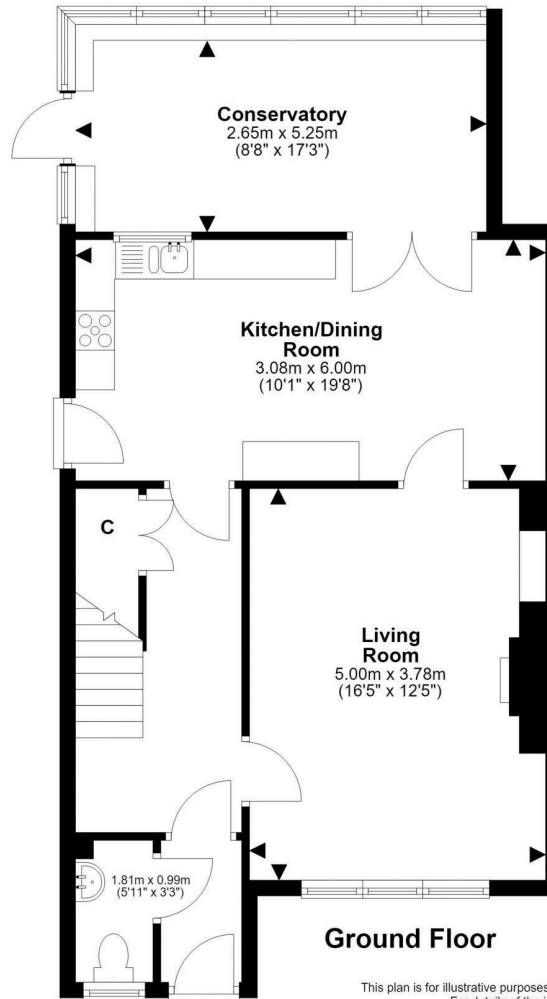
Extras to include: Integrated appliances which include the washing machine, dishwasher, oven and fridge freezer. Please note the kitchen extractor fan is decorative. All light fittings and blinds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.





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.

