



14 Woodburn Gardens, Dalkeith, EH22 2BN



Welcome

Welcome to 14 Woodburn Gardens, this well-proportioned four-bedroom semi-detached villa is set in the popular residential area of Dalkeith. Boasting generous living accommodation, private gardens to the front and rear, and a secure gated driveway, this property offers an ideal family home in a peaceful yet well-connected location. Further benefits include gas central heating, double glazing throughout, and excellent storage options. Woodburn Gardens is ideally positioned for access to a range of local amenities, including shops, schools, and leisure facilities, with Dalkeith town centre nearby. Excellent transport links provide easy commuting to Edinburgh and surrounding areas. Early viewing is highly recommended to fully appreciate the accommodation.

- Reception hallway
- Living room
- Fitted kitchen
- Four bedrooms, one currently used as a dining room
- Family bathroom
- Floored attic accessed by a fixed ladder
- Gas central heating
- Double glazing throughout
- Private gardens front and rear
- Gated driveway with further on street parking available
- Garage







Dalkeith

Woodburn Gardens is a well-established residential area situated in the town of Dalkeith, just a few miles southeast of Edinburgh. The neighbourhood benefits from a convenient location with easy access to the A68 and Edinburgh City Bypass, making it well connected for commuters. It lies close to the scenic River Esk and the expansive Dalkeith Country Park, offering residents attractive green spaces and outdoor leisure opportunities. A range of local amenities, including shops, schools, and healthcare facilities, are available nearby in Dalkeith town centre, while regular public transport links provide straightforward access into Edinburgh and surrounding areas.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances and white goods. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.





Get in touch

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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 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.

