



25 Woodburn View, Dalkeith, EH22 2HR

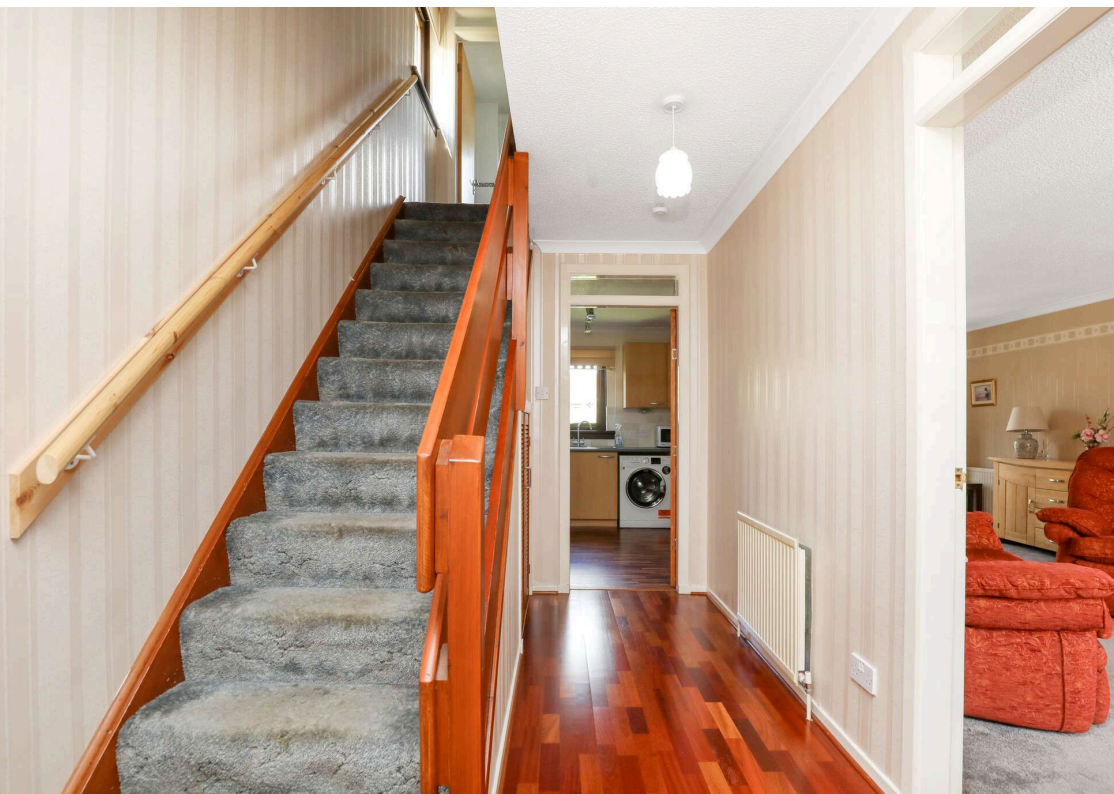


## Welcome

Welcome to 25 Woodburn View, Dalkeith, a rarely available superb family home of a popular style and layout with flexible living accommodation over two levels and great outside space. This spacious, three-bedroom semi-detached house, offers flexible living accommodation, in the popular residential area of Woodburn, Dalkeith. The property is within walking distance to all schooling and local amenities and is ideal for first time buyers and those with families. The property benefits from garden grounds to the front and rear and comes complete with a driveway for off-street parking.

- Entrance porch
- Hallway with under stair storage
- Living and dining room with front facing window, French doors to the conservatory, and electric fire with feature fire surround
- Conservatory with heat, light, and power
- Fitted breakfasting kitchen with a range of base and wall units with under unit lighting, gas hob, extractor, oven, and remaining white goods
- Upper hallway, store cupboard, and Ramsay ladder loft access (part floored)
- Bedroom with stunning views towards the Forth and Fife, with built-in double wardrobes
- Bedroom with front facing window and built-in storage
- Bedroom three/nursery with front facing window
- Recent double glazing and gas central heating
- Driveway for off street parking
- Private gardens with outside tap, security lighting, and garden shed







## 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 where fitted, integrated appliances, any remaining white goods and the garden shed. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale. Other items may be available by negotiation.



# Get in touch

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 0131 240 3818

Property Hub:

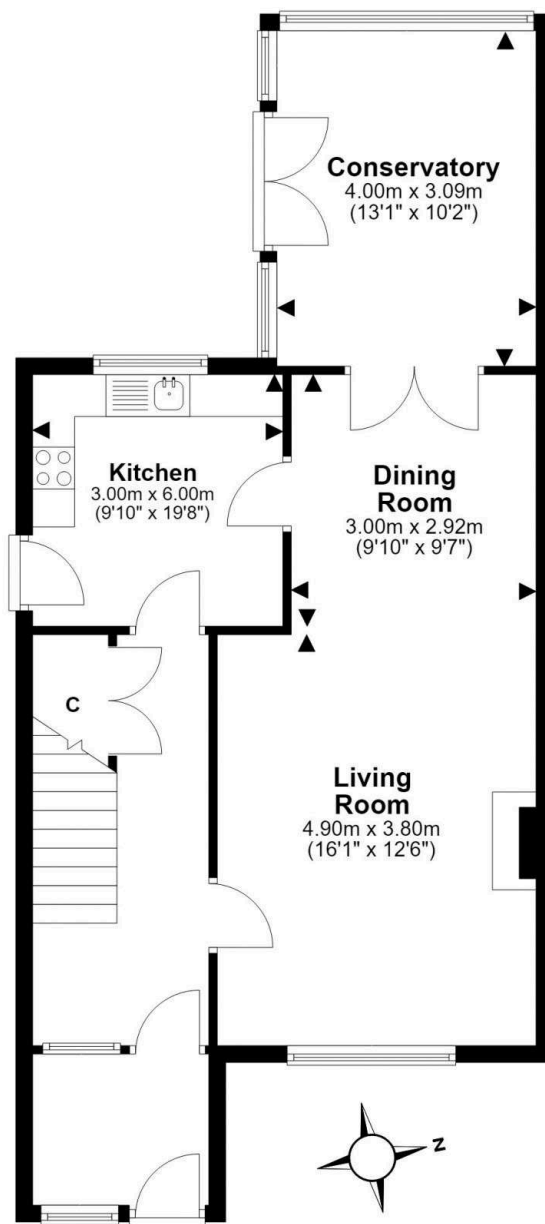
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

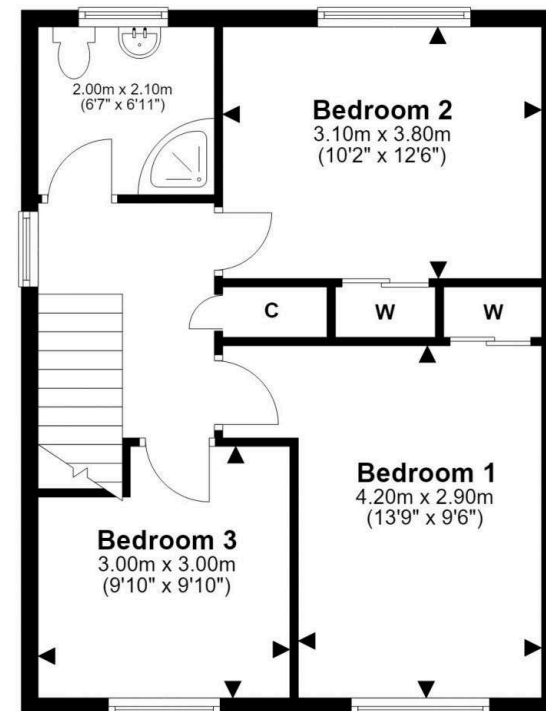
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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.