



35 Woodburn Bank  
DALKEITH | EH22 2ER

  
**warners**  
solicitors & estate agents



## 35 Woodburn Bank

DALKEITH | EH22 2ER

Warners are delighted to present this extremely well-presented two-bedroom end terraced home. The property has a private enclosed garden and occupies a quiet setting within a mature residential development located in the sought after Dalkeith.

This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or small family. The property further benefits from gas central heating, double glazing, front/rear gardens and driveway giving off street parking. Early viewing is highly recommended to avoid missing out!

The property comprises an entrance hall with under stair storage, a cosy living room with large window that lets in an abundance of natural light, a fully fitted kitchen that currently comprises a fridge/freezer, gas hob, oven, fan and washing machine. Upstairs there are two well-proportioned bedrooms with built in storage and completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail.

- Welcoming hallway with storage
- Fully fitted kitchen with access out to the rear garden
- Cosy living room with large window
- Bathroom with shower over the bath
- Two well-proportioned bedrooms with storage
- Gas central heating & double glazing
- Private driveway
- Private front and rear gardens.

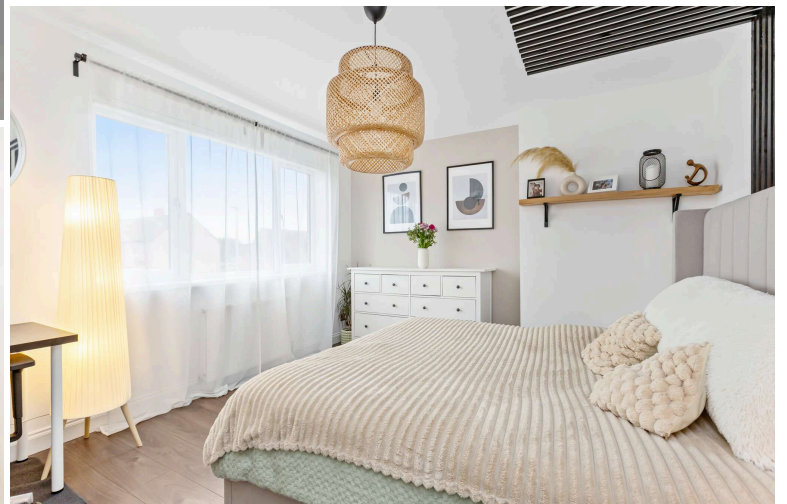
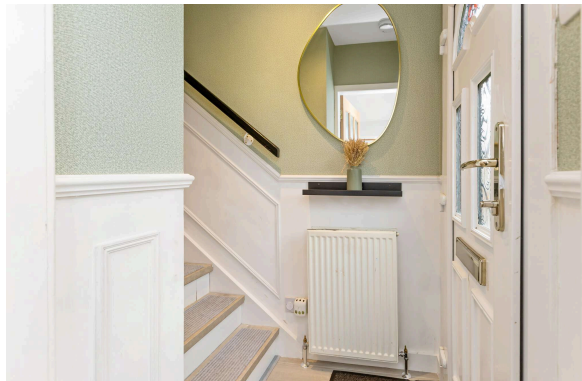
Council Tax B. Energy Rating C.

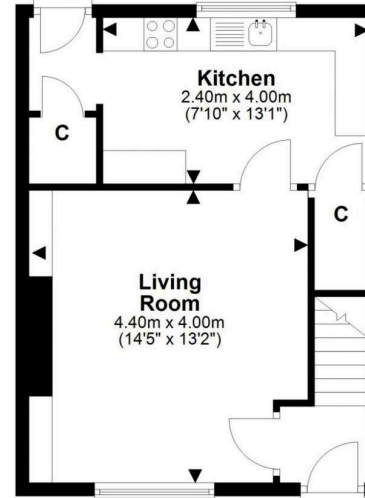
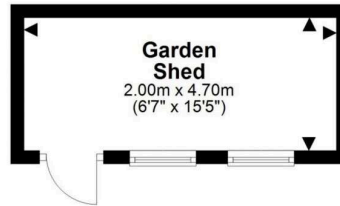
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



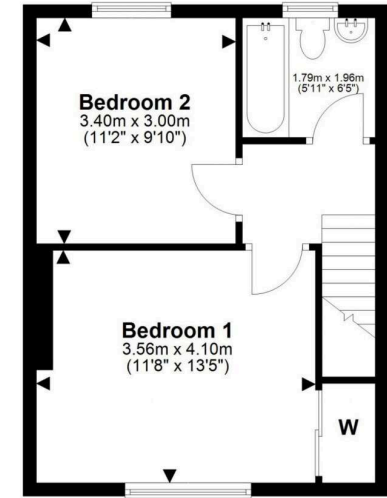
All fixtures, fittings, built in appliances, light fittings, curtains, and blinds in the kitchen and living room will be included in the sale. The fridge/ freezer is available under separate negotiations.

The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in 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 and the Borders Railway link has a station at nearby Eskbank.





**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.