



35 Woodburn Road  
DALKEITH | EH22 2AU

  
**warners**  
solicitors & estate agents



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Warners are pleased to bring to the market this generously proportioned three-bedroom upper villa, quietly positioned within a highly regarded residential area of Dalkeith. The accommodation is beautifully presented and thoughtfully arranged, beginning with a main door entrance leading up a staircase into a welcoming hallway with useful storage and loft access. The light-filled living room is a particular highlight, featuring a bay window and attractive vocal fireplace, and flows naturally into a modern fitted kitchen equipped with a range of contemporary wall and base units, ample worktop space and a breakfast bar ideal for casual dining.

There are three well-proportioned bedrooms, one of which benefits from integrated storage, offering flexibility for family living or home working. Completing the internal accommodation is a stylish, fully tiled family bathroom fitted with a modern three-piece white suite, waterfall-style shower over the bath and ladder-style towel radiator.

Externally, the property is further enhanced by private garden grounds to both the front and rear, with the fully enclosed rear garden laid mainly to lawn with a patio area, ideal for outdoor relaxation and entertaining. A private driveway provides valuable off-street parking. Given the space, location and features on offer, early viewing is highly recommended to fully appreciate this attractive home.

- Generously sized three-bedroom upper villa in popular location
- Private garden grounds to the front and fully enclosed rear garden
- Private driveway
- Main door leading to welcoming hallway with storage and loft access
- Bright and spacious living room with bay window and attractive feature fireplace
- Modern fitted kitchen with contemporary wall and base units and breakfast bar
- Three well-proportioned bedrooms, one with integrated storage
- Stylish, fully tiled family bathroom with three-piece suite, waterfall shower over bath and ladder-style towel radiator
- Gas central heating and double glazing throughout

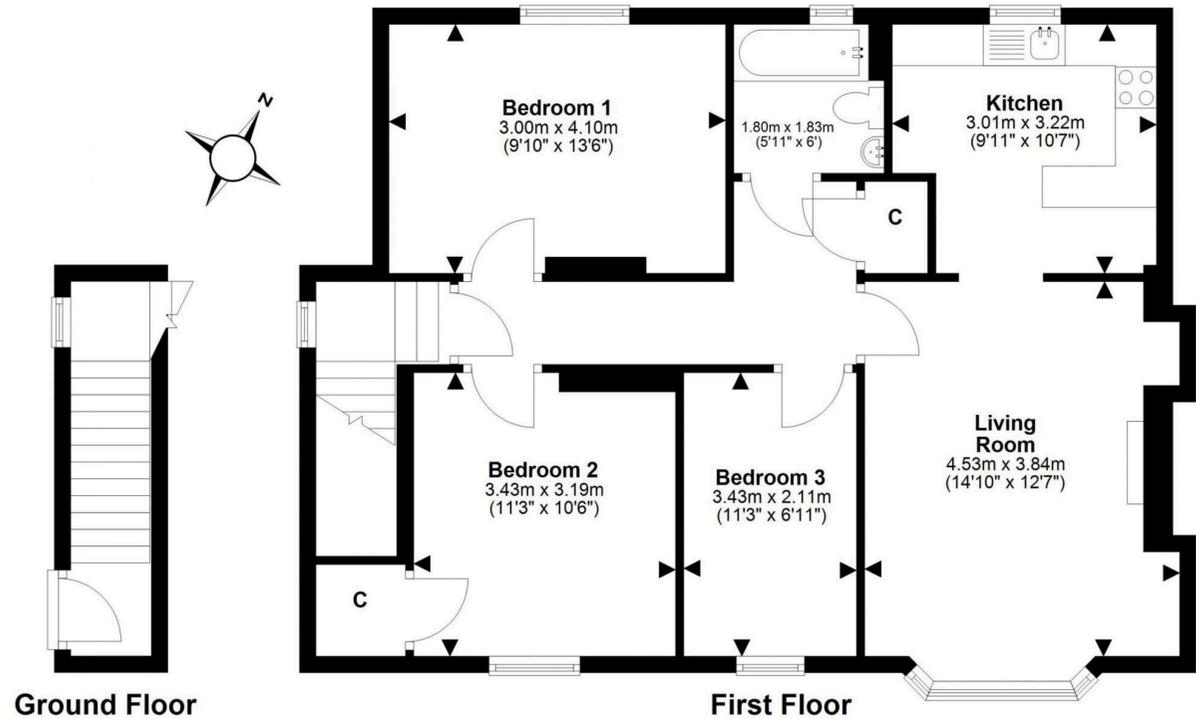
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Council Tax Band: C Energy Rating: C  
Shed and the cupboard in the master bedroom will be included in the sale.

Dalkeith is a popular Midlothian Town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town complemented by the usual, banking and post office services. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including the Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are 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.





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.