

OFFERS OVER £170,000

14 Woodburn Street
Dalkeith, EH22 2EN

drummondmiller
Solicitors & Estate Agents



- Spacious 3-bedroom semi-detached house on a large corner plot in Dalkeith
- Popular residential location within walking distance of schools and local amenities
- Bright living room with front-facing window
- Fitted kitchen with space for a dining table
- 3 generously sized double bedrooms
- Shower room with bath, electric shower, WC, and wash hand basin
- EPC D

Description

Drummond Miller is delighted to present this spacious 3-bedroom semi-detached house.

The accommodation comprises a hallway with stairs to the upper level and under-stair storage. The living room has a front-facing window, the kitchen is located to the rear of the property and is fitted with an electric hob, free-standing washing machine, and space for a dining table. A rear hall provides access to the garden and a storage cupboard.

On the upper level, the landing includes a cupboard and loft ladder access to the attic. Bedroom one is a generous rear-facing room with storage and space for wardrobes. Bedrooms two and three are front-facing and also benefit from storage. The shower room comprises a bath, electric shower, WC, and wash hand basin.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from generous garden grounds to the front, side, and rear. The gardens are designed for ease of maintenance and are predominantly laid to lawn and paving, providing attractive outdoor space for relaxing and entertaining.

There is unrestricted free on-street parking available directly outside the property.

Location

Dalkeith offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and healthcare services, all within easy reach of the property.

The area is particularly popular with families thanks to its selection of well-regarded primary and secondary schools, while nearby green spaces such as King's Park and the historic Dalkeith Country Park provide fantastic opportunities for outdoor recreation, walking, cycling, and family days out.

For commuters, Dalkeith benefits from excellent transport links, with regular bus services to Edinburgh and surrounding areas, as well as convenient access to the Edinburgh City Bypass, A1, and Scotland's motorway network. Nearby Eskbank railway station also offers direct rail services to Edinburgh Waverley and the Scottish Borders.

Combining the benefits of a thriving town with easy access to Edinburgh and beautiful surrounding countryside, Dalkeith continues to be a highly desirable location for a wide range of buyers.

Council Tax and EPC

Council Tax band C and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £180,000 and a link to the Home Report is available from the ESPC website.

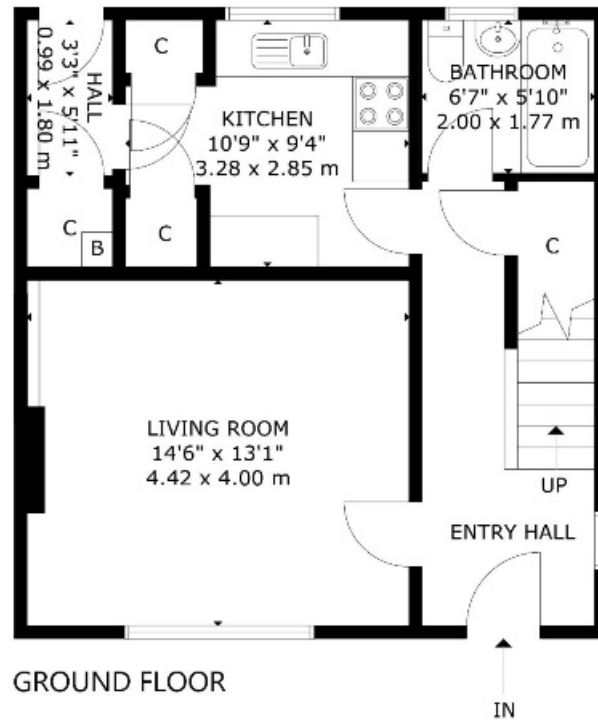
Viewing

By appointment only, telephone 0131 229 3399.

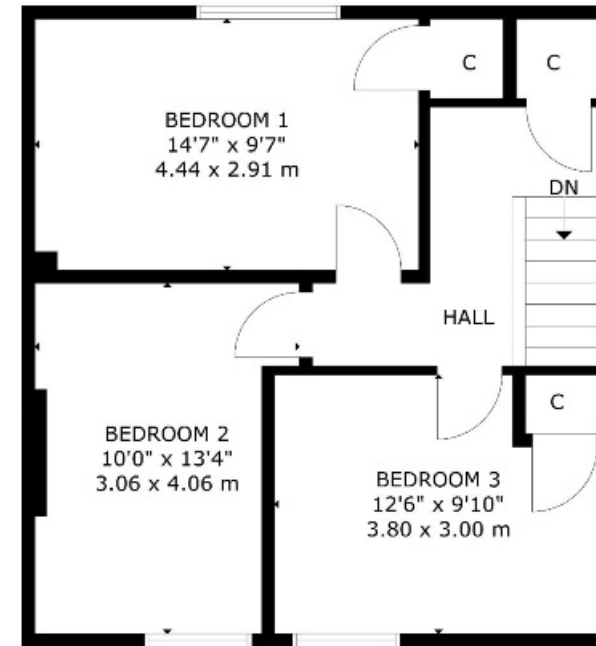
Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





GROUND FLOOR



FIRST FLOOR

14 WOODBURN STREET, DALKEITH, EH22 2EN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,000 SQ FT / 93 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 0131 0131 0141 0131
656 645 663 9568 229 3399 332 0086 665 3131

