



GARDEN STIRLING BURNET

23 WOODBURN AVENUE, DALKEITH
MIDLOTHIAN, EH22 2BX



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Situated in the popular town of Dalkeith, within easy reach of town centre shopping, schools, and green space, this two-bedroom end-terraced house is an appealing choice for professionals and small families, conveniently located for commuting into Edinburgh and accessing the city bypass. The home enjoys stylish contemporary interiors, gated driveway parking, and low-maintenance enclosed gardens on a corner plot offering excellent privacy to the rear.

The front door opens into an entrance hall with storage. To the left is a bright southwest-facing living/dining room featuring attractive wood-inspired flooring continuing seamlessly into the adjoining kitchen. Filled with afternoon sunlight and benefiting from additional storage, the reception area provides a comfortable setting for relaxing, dining, and entertaining. Opening directly onto the rear garden, the contemporary Scandi-inspired kitchen combines practicality with sleek minimalist styling. Crisp white cabinetry and metro tiling are paired with wood-effect worktops, matt-black handles, and soft sage green décor. Integrated appliances include a double wall oven, an induction hob with a hood, and a dishwasher, whilst a freestanding washing machine, tumble dryer, and tall fridge freezer also feature, along with built-in pantry storage.

FEATURES

- End-terraced house in Dalkeith with excellent commuter links
- Light-filled contemporary interiors throughout
- Entrance hall with storage
- Southwest-facing living/dining room with kitchen access
- Stylish Scandi-inspired kitchen with garden access
- Two double bedrooms with storage
- Contemporary bathroom with rainfall shower-over-bath
- Enclosed low-maintenance gardens (shed and privacy screening to the rear)
- Private gated driveway parking
- Gas central heating and double glazing





On the first floor, two spacious double bedrooms are accessed from a carpeted landing, with plush carpeting continuing throughout. The principal bedroom benefits from twin southwest-facing windows and generous mirror-fronted wardrobes, whilst the second bedroom is rear-facing, complete with cupboard storage and playful monochrome décor. Completing the accommodation is a bright contemporary bathroom with full marble-effect tiling and striking black fittings, featuring a vanity suite, a rainfall shower-over-bath, and a heated towel rail. Gas central heating and double glazing ensure year-round comfort and efficiency. Outside, the large plot offers enclosed gardens and a gated driveway, with gravelled, paved, and decked areas designed for easy upkeep and enhanced by privacy screening to the rear. Extras: All fitted flooring, window coverings, integrated appliances, and most light fittings, the shed, wooden children's playhouse, wall-mounted TV unit and bracket in the living room, fridge/freezer, washing machine, and all built-in appliances (excl. tumble dryer) are included.







Dalkeith, Midlothian

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.







**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

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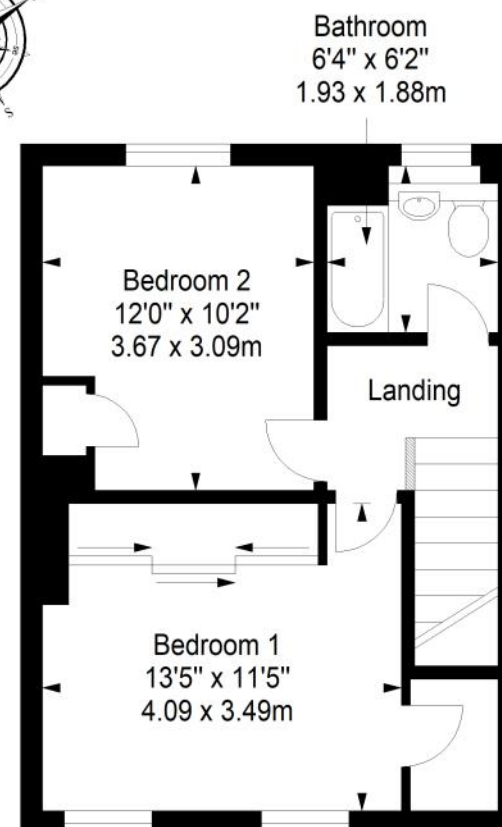
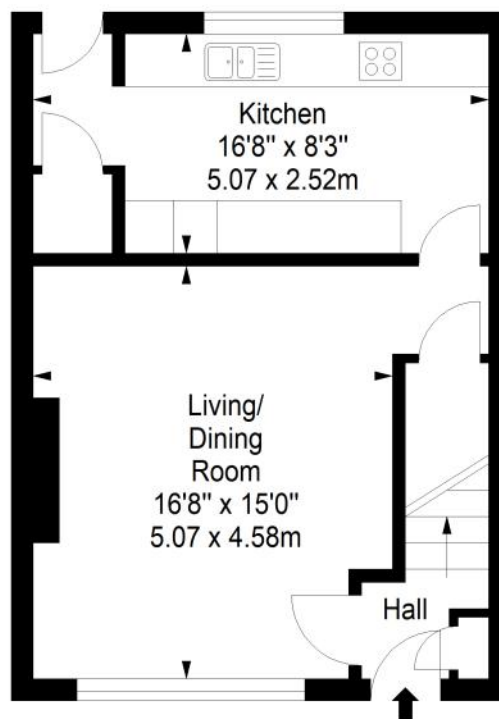
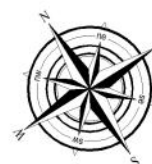
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 38.2 sq. metres (411.2 sq. feet)

First Floor
Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 76.4 sq. metres (822.4 sq. feet)