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34 Lodeneia Park

Dalkeith, EH22 2AW



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34 Lodeneia Park is a well-presented end-terrace family home in a modern development in Dalkeith. The property offers bright, contemporary accommodation including a spacious living room with an under-stair storage cupboard, a stylish dining kitchen with south-facing French doors opening to the garden, three well-proportioned bedrooms, including a carpeted principal with an en-suite shower room, and a modern three-piece family bathroom with a handheld shower as well as a separate WC. Externally, the home enjoys a sunny, enclosed rear garden—ideal for children and entertaining, along with on-street parking, gas central heating and double glazing.

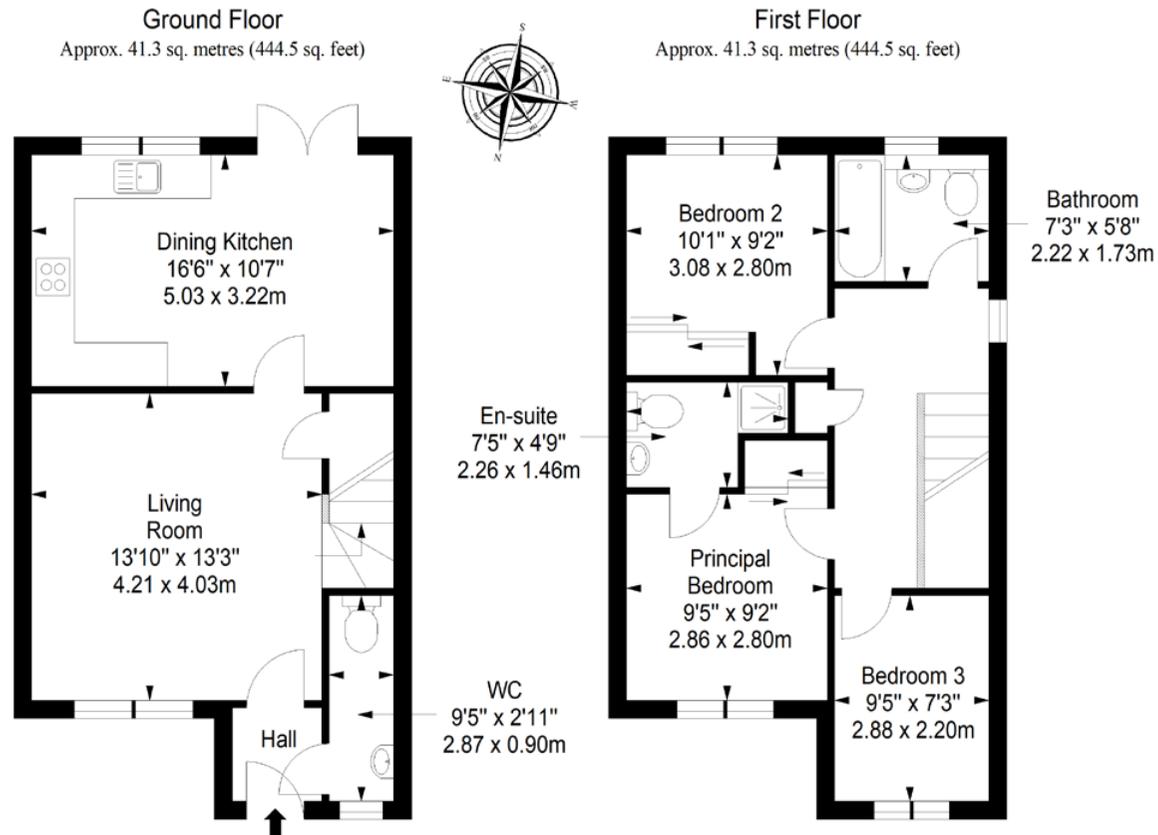
Extras: All fitted floor coverings and light fittings are included in the sale.

Features

- End-terrace house in Dalkeith
- Part of a modern development
- Entrance hall with guest WC
- Spacious living room with a storage cupboard
- Well-appointed dining kitchen with French doors
- Landing with storage
- Main bedroom with a built-in wardrobe and an en-suite
- Sunny second double bedroom with a built-in wardrobe
- Versatile third bedroom/ ideal study
- Bathroom with a handheld shower
- Private lawned gardens, sunny and enclosed to the rear
- On-street parking
- Gas central heating and double glazing
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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