

# KILGOUR

PROPERTY



**49 Woodburn Terrace, Dalkeith, EH22 2HT**





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax - Band B
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

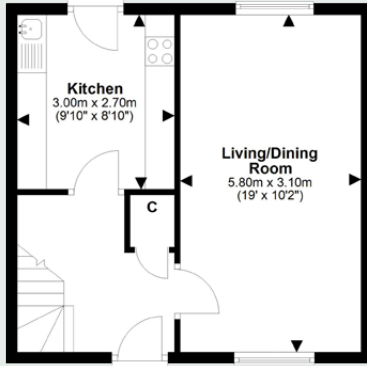
A stylish and very well presented end terraced villa set on a nice corner plot within a popular and sought after residential location that is close to amenities and will appeal to a number of buyers.

The property benefits from gas central heating and is fully double glazed.

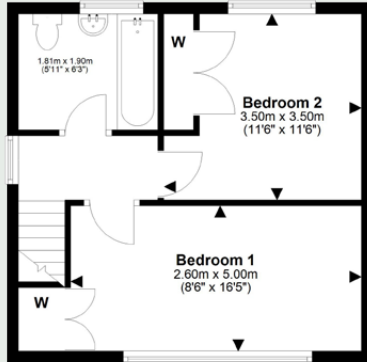
Externally there are private gardens to the front and rear and ample on street parking is on hand.

## Location

Dalkeith is a popular and well connected Midlothian town offering an excellent range of local amenities including shops, cafés, schools and leisure facilities. The area is particularly popular with families, thanks to its well-regarded schools and community facilities. Dalkeith Country Park is a major attraction-offering scenic woodland walks, a popular adventure playground, and a stylish courtyard retail and cafe space. Excellent transport links make Dalkeith ideal for commuters. The town provides easy access to the City Bypass (A720), leading to the A1, M8, and M9, while Eskbank and Newtongrange railway stations (both nearby) offer direct rail services to Edinburgh Waverley.



Ground Floor



First Floor

Living Room	19'0 x 10'2	5.80m x 3.10m
Kitchen	9'10 x 8'10	3.00m x 2.70m
Bedroom 1	8'6 x 16'5	2.60m x 5.00m
Bedroom 2	11'6 x 11'6	3.50m x 3.50m
Bathroom	5'11 x 6'3	1.81m x 1.90m







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