





Welcome

Welcome to 17 Woodburn Grove, an attractive two-bedroom end-terraced house offering spacious family accommodation across two levels. Situated in a cul de sac location in Dalkeith, Midlothian, this property benefits from convenient access to transport links as well as proximity to local shops and schools. Well-suited for first-time buyers, professionals, and families, the home is mostly triple glazed, has gas central heating, front and rear gardens, summerhouse and shed, designed for socialising and relaxation, with ample on-street parking. The property is presented in excellent condition and early viewing is recommended.

- Superb cul de sac location in an established, popular residential area
- Entrance hall
- Spacious lounge with window to the front, feature electric fire and fire surround
- Lovely kitchen diner with French doors to the rear garden, ample space for dining, a range of base and wall units, gas hob, double oven, extractor, and white goods, with additional under stair store cupboard
- Upper hallway with loft ladder access
- Lovely family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc, and sink
- Bedroom one with window to the front and store cupboard
- Bedroom two with window to the rear
- Mostly triple glazing and gas central heating
- Garden grounds to the front and rear which are ideal for outside entertaining
- Summerhouse with heat, light, power, and attached shed
- Ample on-street parking







Dalkeith

Dalkeith is a vibrant town situated just a few miles south-east of Edinburgh, offering a perfect blend of historic charm and modern amenities. The town is renowned for its picturesque parks, including the impressive Dalkeith Country Park, as well as a bustling high street with a range of shops, cafes, and restaurants. Excellent local schools and transport links make Dalkeith an ideal location for families and commuters alike, providing easy access to both the capital and surrounding areas. Residents can enjoy a keen sense of community, plenty of recreational opportunities, and the convenience of nearby supermarkets, leisure facilities, and healthcare services.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and free standing white goods. Other items including the furniture may be available by negotiation. No warranty applies to any appliances or other movable items included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

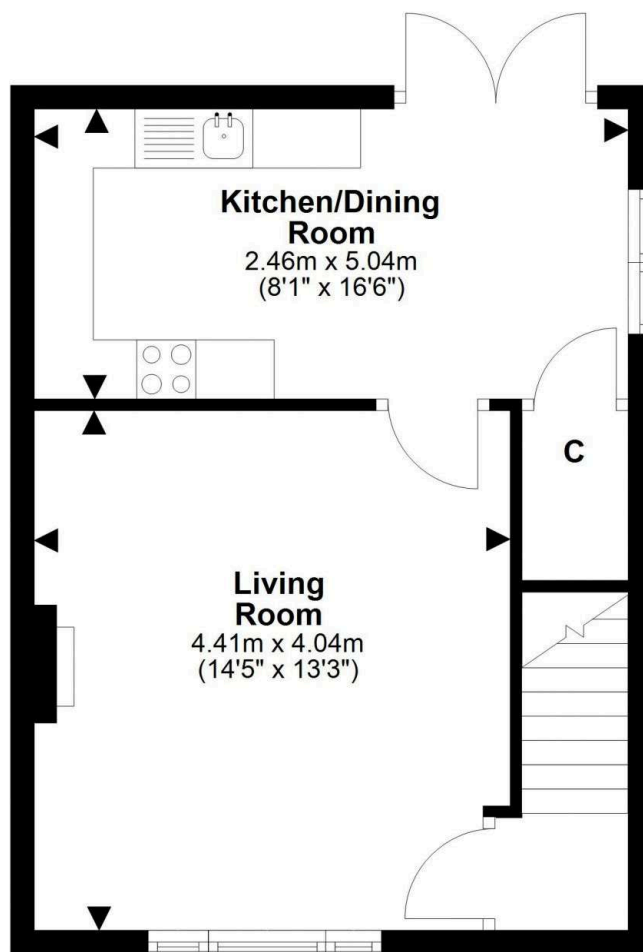
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

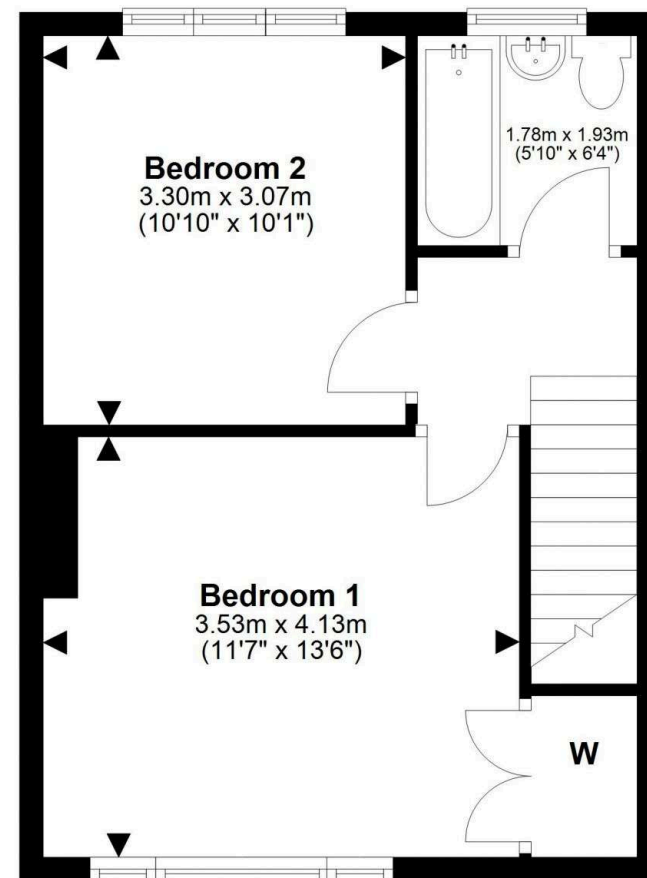
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.