



WOODBURN STREET

2

2 Woodburn Street  
DALKEITH | EH22 2EN

  
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solicitors & estate agents



## 2 Woodburn Street

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Set on a quiet corner plot in the heart of Dalkeith, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented end terraced house. Boasting front, side and rear gardens, a wide driveway with space for two cars and a floored attic this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace, a contemporary dining kitchen with attractive units, ample storage and generous dining space and downstairs is completed by an extremely spacious wrap round conservatory. The upper level enjoys two well-proportioned double bedrooms (one dual aspect with built-in storage), access through a ladder to the ample attic and the home is completed by a stylish bathroom. Externally the fully enclosed rear garden is laid to lawn with wonderful decked areas ideal for al fresco dining and entertaining.

- Immaculate end terraced house
- Heart of Dalkeith location, close to excellent amenities
- Generous plot with wide driveway and second side driveway
- Wrap round gardens
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen
- Large conservatory
- Two well-proportioned double bedrooms
- Stylish bathroom
- Floored attic space

Council Tax B and Energy Rating D

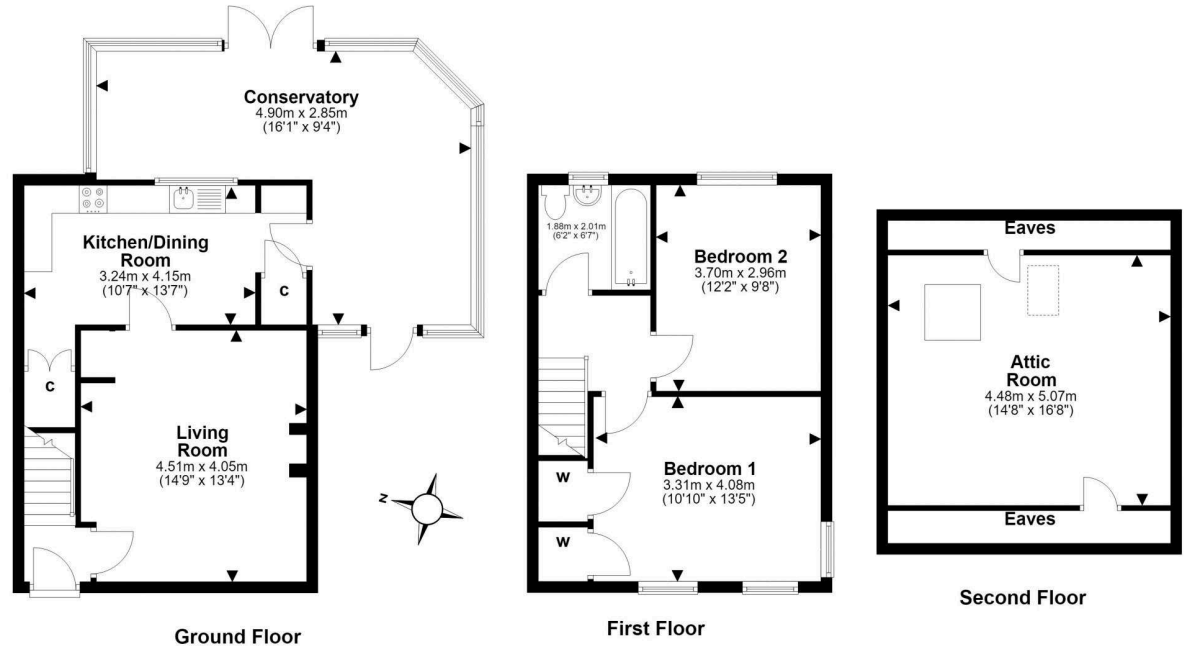
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sale will include all blinds, integrated appliances, and fixtures, excluding the TV bracket which will not be included in the sale.

Dalkeith is a popular Midlothian town lying approximately eight miles south of Edinburgh's City Centre. There is an excellent shopping area in the centre of the town, complemented by the usual post office, banks and building societies. Local Morrisons and Lidl are within 5 minute walk of the property. On the outskirts of the town at Hardengreen there is a 24 hour Tesco superstore and the City Bypass gives quick access to a number of retail parks as well as major road routes both north and south. There are first class recreational facilities in the area including Dalkeith Country Park and a number of popular golf courses. There are excellent primary and secondary schools in the vicinity and Queen Margaret and Jewel and Esk Colleges are also easily accessible for the more mature student. There is a regular bus service to the City Centre and surrounding areas and the Borders Railway link has a station at nearby Eskbank.





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.