



Estate Agents and Solicitors

33 Woodburn Road, Dalkeith, Midlothian, EH22 2AU

Beautifully Presented & Spacious, Three-Bedroom, Ground-Floor Villa with Private Gardens

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Property Description

Beautifully presented and spacious, three-bedroom, ground-floor villa with private gardens. Located in an established residential area of Dalkeith, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Features include a modern fitted kitchen, stylish bathroom, and extensive contemporary flooring. In addition, there is NEST gas central heating, double glazing, and recessed spot lighting.

Externally, there is a lawn plot to the front, whilst an enclosed rear garden includes a lawn, two decked patios (one with a pergola), and a large store shed.

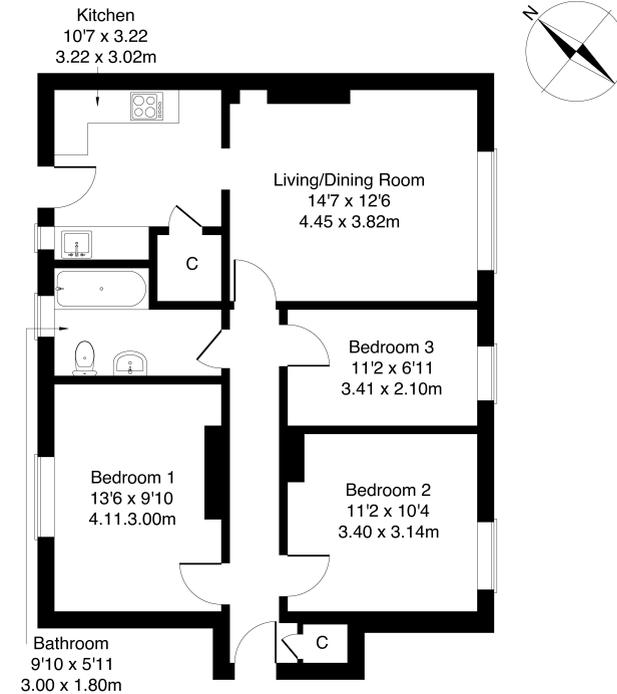
A welcoming entrance provides access to all rooms, with the spacious living and dining area positioned at the rear of the property. This inviting space features wood-effect flooring, a wall-mounted TV point, and a large window that fills the room with plenty of natural light. Off to the side, the kitchen offers contemporary flooring throughout and is fitted with fitted countertops, a tiled splashback, a stainless steel sink with drainer, and integrated appliances including an oven, gas hob with canopy, washing machine, and dishwasher.

At the front of the property are three well-presented bedrooms, all finished in light décor, with bedrooms two and three featuring wood-effect flooring and the main bedroom benefiting from contemporary carpeted flooring. Completing this family home is a modern three-piece bathroom suite, featuring a shower over the bath and a stylish ladder-style radiator.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith, located in Midlothian around eight miles from Edinburgh city centre, boast a wide range of local amenities, including Lidl and Morrison's supermarkets. The area is ideally positioned with quick access to the city bypass, offering excellent commuter links to Edinburgh, nearby towns, and major retail destinations. Straiton Retail Park is close by

and features a Sainsbury's, M&S Food, Boots, various high-street retailers, and one of only two IKEA stores in Scotland. Families benefit from quality local schooling at both primary and secondary levels, while frequent public transport services ensure easy travel to and from Edinburgh and the surrounding areas.





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