



Property Description

Immaculately presented, three-bedroom, end-terrace house, benefiting from private gardens and two allocated parking spaces. Set in a desirable modern residential development in the Dalkeith area, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Upgraded throughout with a stylish integrated kitchen, modern bathrooms, luxury carpeted flooring and contemporary decor - ready-to-move-in. In addition, further features include gas central heating (new boiler 2025), double glazing, recessed spot lighting, and good storage provision.

Externally, the property boasts an enclosed south-facing rear garden featuring a lawn and paved patio, with a gate to the residential parking.

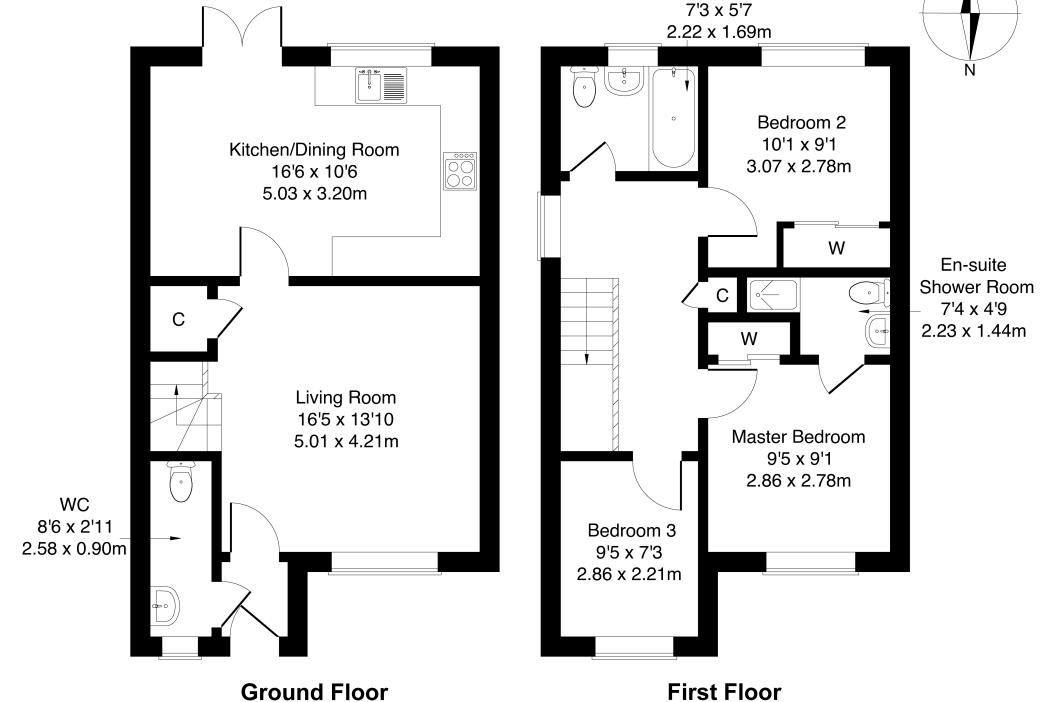
A welcoming entrance hall provides access to a convenient ground-floor WC and leads through to the bright front-facing living room, tastefully finished with carpeted flooring, spot lighting, an under stair storage cupboard and a wall-mounted TV point. To the rear, a generous dining kitchen features stylish herringbone-effect flooring, contemporary spot lighting and French patio doors opening onto the southerly-facing garden, creating an excellent space for both everyday living and entertaining. The modern kitchen is fitted with sleek units, marble-effect worktops and splashbacks, a sink with drainer, and a range of appliances including an eye-level oven, gas hob, fridge/freezer, dishwasher and washing machine.

A carpeted staircase leads to the upper level, where the principal bedroom is positioned to the front and finished in neutral décor, with carpeted flooring, a built-in mirrored wardrobe, a wall-mounted TV point and a stylish en-suite shower room complete with rainfall shower and ladder-style radiator. Two further well-proportioned, carpeted bedrooms are set to opposite aspects, with bedroom two also benefiting from a built-in mirrored wardrobe. Completing the accommodation is a contemporary family bathroom fitted with a white three-piece suite and marble-effect splash walls.



43 Lodeneia Park, Dalkeith, EH22 2AW

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Ground Floor

First Floor

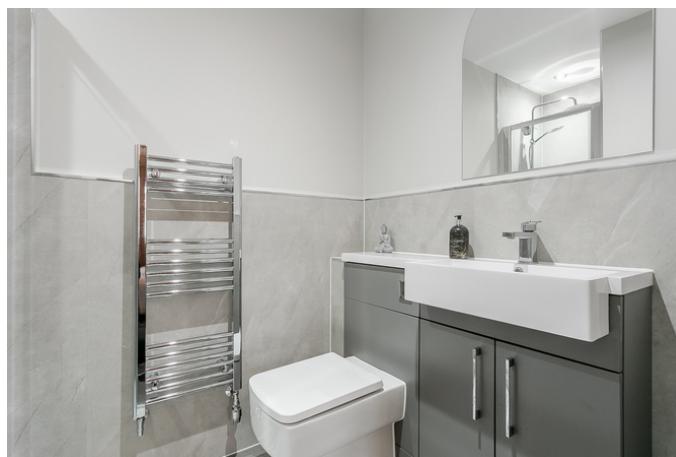
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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