

# 56 Woodburn Gardens

DALKEITH, MIDLOTHIAN, EH22 2BL



*Three-bedroom terraced house in good condition, located in Dalkeith*



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McEwan Fraser Legal is delighted to present this three-bedroom terraced house in Dalkeith. The property is in good condition but needs some modernisation.

# THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is flooded by natural light from the front.
- Fully equipped kitchen with four ring gas hob, fan oven and freestanding white goods. The kitchen also provides access to the conservatory and onto the garden.
- The main shower room is a three-piece suite, modern finish and is fully tiled.



# THE KITCHEN





# THE CONSERVATORY







- Three bedrooms which are very well proportioned.
- WC

## BEDROOM 1



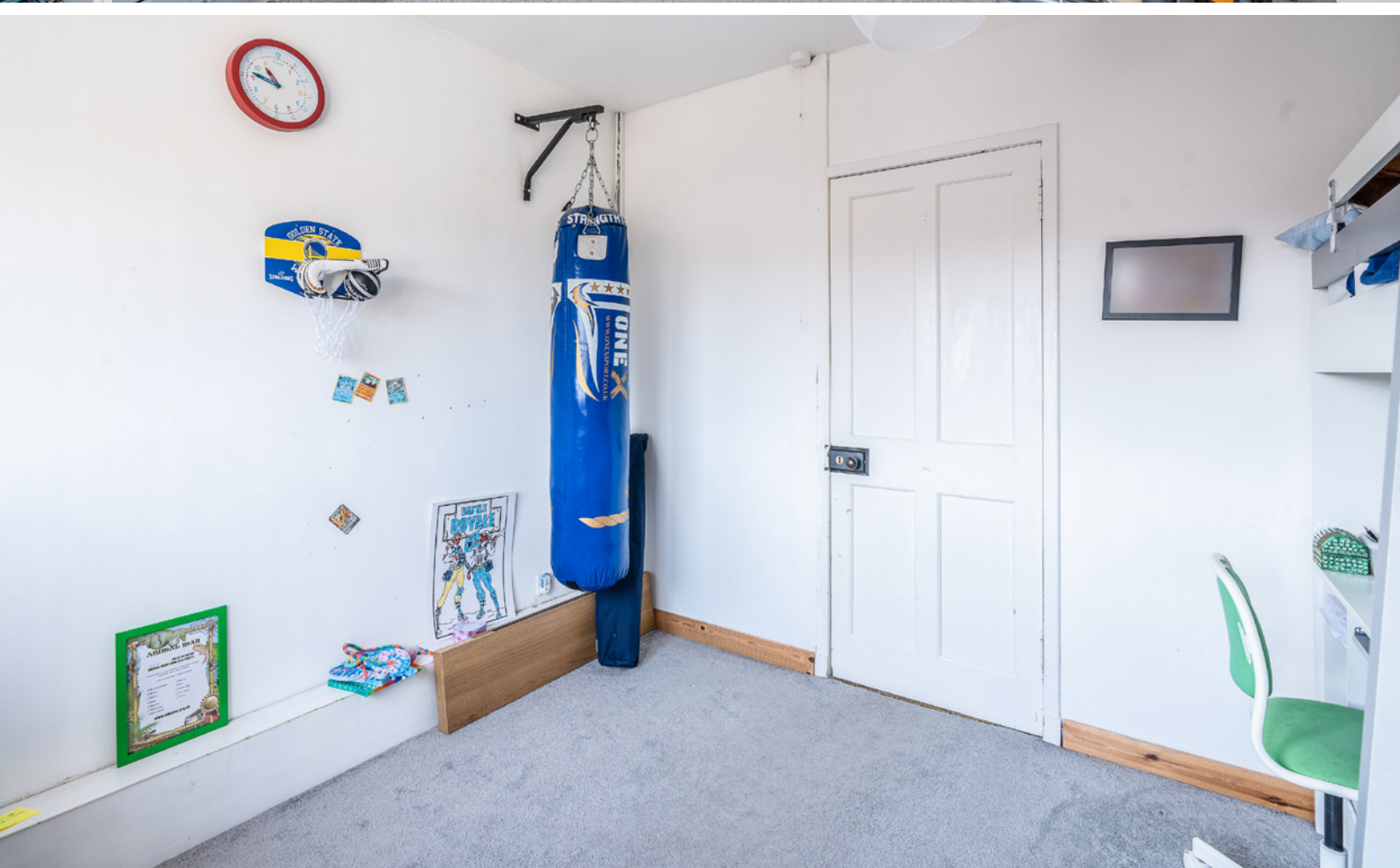


# BEDROOM 2





# BEDROOM 3





# THE WC





In addition, the property is fully double glazed, benefits from gas central heating to make a warm cost-effective home, year-round. the house also has a large rear garden which comes with a good-sized shed.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

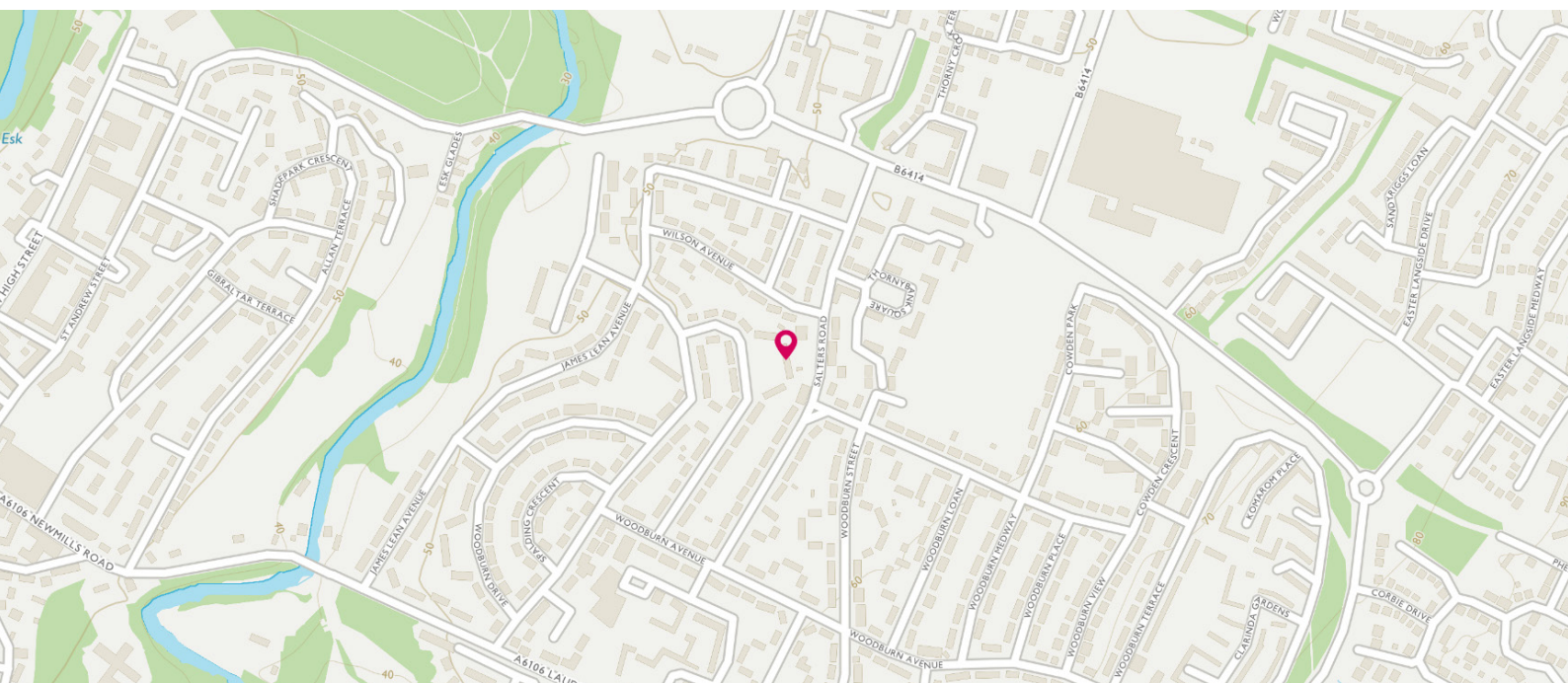


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	4.30m (14'1") x 2.80m (9'2")
Conservatory	3.90m (12'10") x 2.60m (8'6")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Bedroom 1	3.80m (12'6") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
WC	1.00m (3'3") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west. Dalkeith itself is an excellent shopping centre, and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location, and there is also a good choice of banking, building society and Post Office services.







In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank station is just a 10-minute drive from the property giving access to the borders railway line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of east, west and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre, and the trip can often take less than twenty minutes except at peak times.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith country park, Kings Park, a soft play and trampoline centre all within close proximity.



**McEwan Fraser Legal**

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