

40 Lodeneia Park

DALKEITH, EH22 2AW



*SPACIOUS THREE BEDROOM END-TERRACED
FAMILY HOME IN DALKEITH*



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McEwan Fraser Legal is delighted to present this three-bedroom end-terraced house in Dalkeith. The property is in walk-in condition having been well looked after by the current owners. Inside, the property comprises of:

- Fully equipped modern kitchen/dining area with French doors to the rear garden. The Kitchen benefits from a gas hob, fan oven and a mixture of integrated and free-standing white goods.
- Spacious living area which is flooded by natural light and offers various possibilities of furniture configurations.
- Three well-proportioned bedrooms, two of which are double bedrooms and benefit from integrated wardrobes.
- The house has one main bathroom and a large downstairs WC. The bathroom is modern and will not disappoint.
- The rear garden which is accessed via the French doors in the dining area is beautifully landscaped, providing access to the parking area to the rear of the property.

In addition to this, the property benefits from gas central heating, full double glazing, front and back gardens as well as private parking space to the rear of the property with more than adequate visitors parking.

The Lounge



The Kitchen



The Kitchen

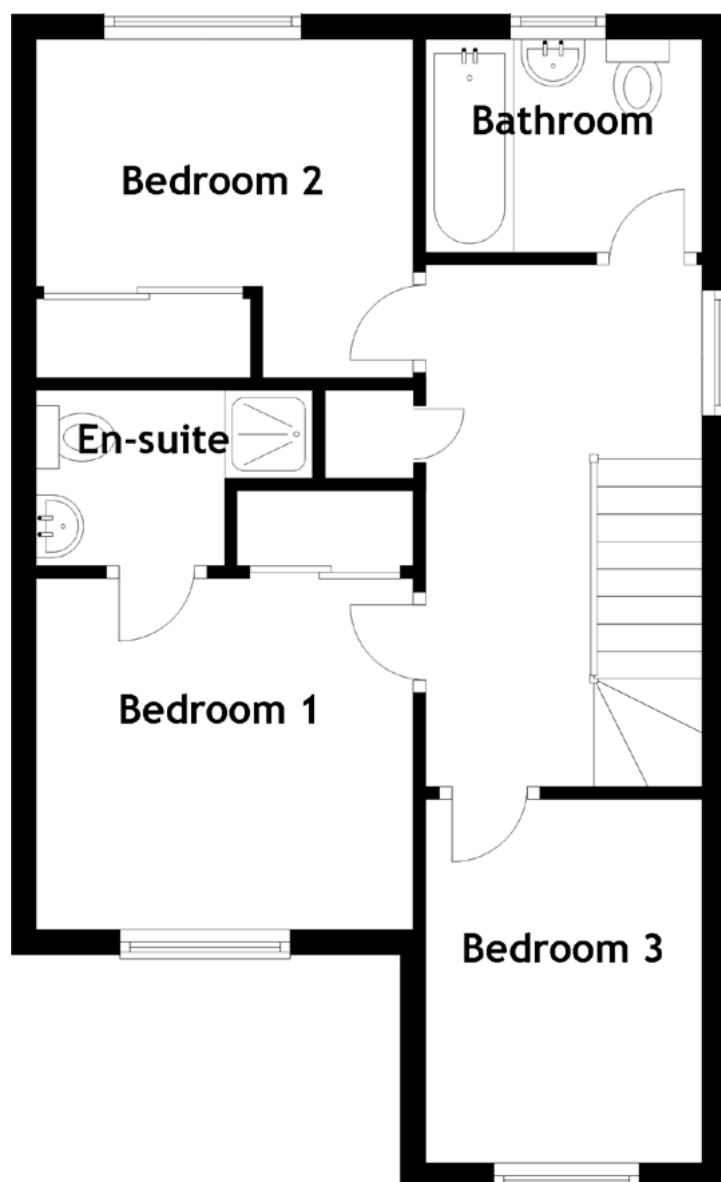
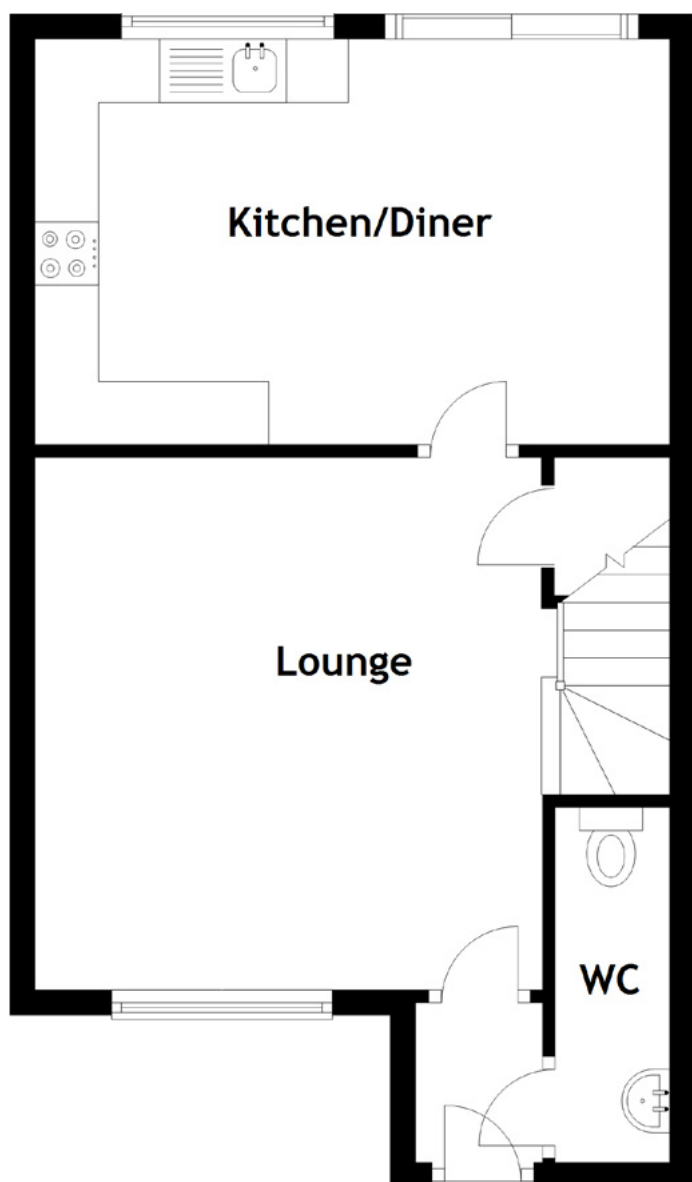


The Bedrooms



The Bathrooms





Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Kitchen/Diner	5.00m (16'5") x 3.20m (10'6")
Bedroom 1	2.80m (9'2") x 2.70m (8'10")
En-suite	2.20m (7'3") x 1.40m (4'7")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")

Bathroom	2.20m (7'3") x 1.70m (5'7")
WC	2.80m (9'2") x 1.00m (3'3")

Gross internal floor area (m²): 83m²

EPC Rating: C



The Garden



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. Woodburn Primary School, Dalkeith High School and St David's High School are all within close proximity of the property.



The Location

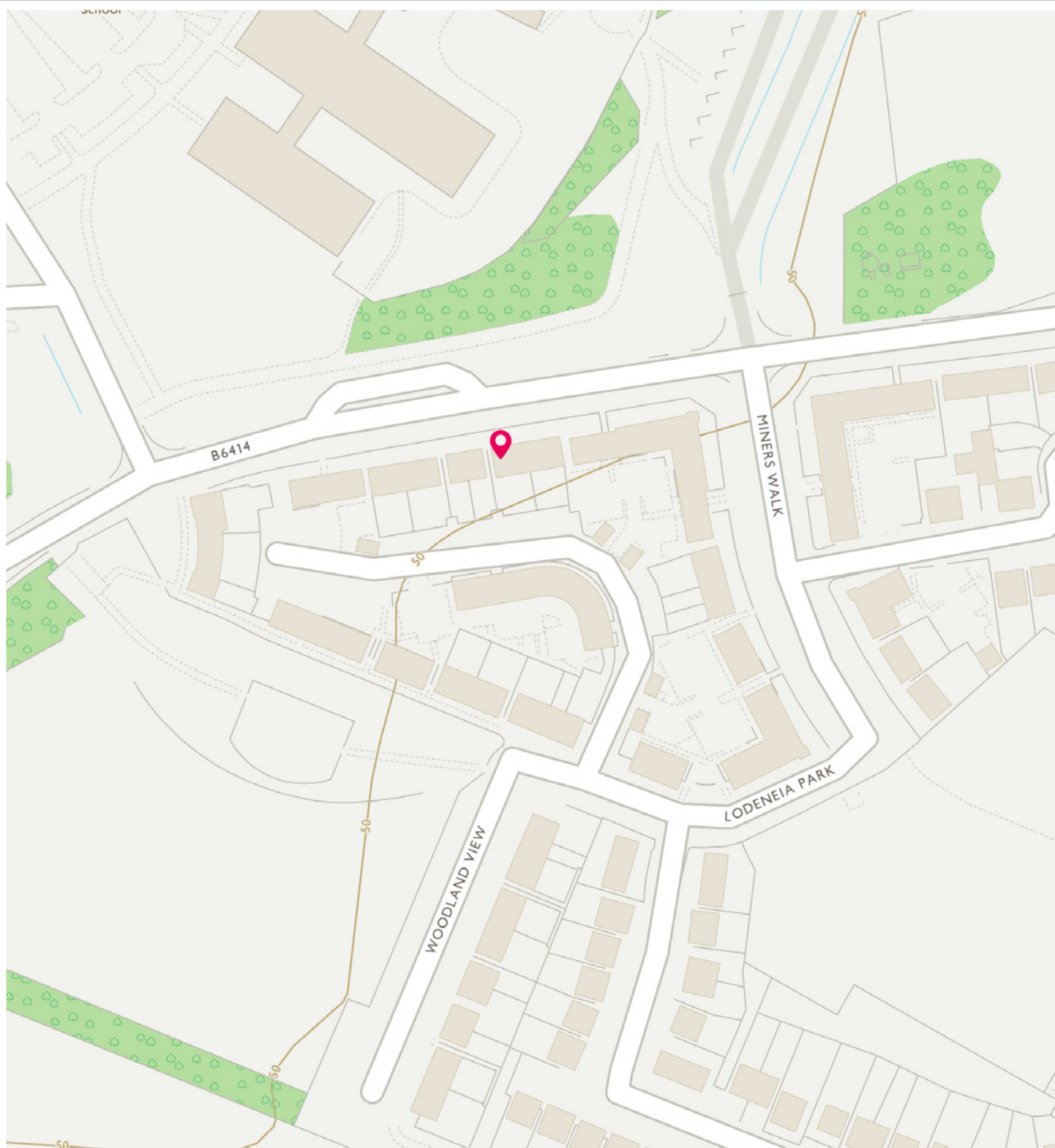


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Text and description
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