

70 Woodburn Terrace

DALKEITH, MIDLOTHIAN, EH22 2HT



SPACIOUS TWO DOUBLE BEDROOM MID-TERRACED HOUSE, IDEAL STARTER HOME



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McEwan Fraser is delighted to present this spacious two double bedroom mid-terraced house to the market. The house is generally in good condition but there is plenty of scope for internal upgrading. This makes the property an ideal starter home for a purchaser keen to make their own mark on a property.

Internally, the property boasts excellent proportions. The living accommodation is focused toward an impressive dual-aspect reception room which is naturally bright and finished with laminate flooring. The proportions on offer give plenty of space for a variety of different furniture configurations. This inherent flexibility will allow the new owner to create their ideal entertaining space. The ground floor also includes a spacious dining kitchen which includes a good range of base and wall-mounted units. There is excellent prep and storage space for the aspiring chef. Space is provided for a range of free-standing appliances. The ground floor further benefits from integrated storage cupboards.







Upstairs, the first-floor landing gives access to the two generous double bedrooms and bathroom. The master bedroom is a particularly generous double bedroom with a fitted wardrobe and a deep storage cupboard. There is also ample space for a full suite of free-standing bedroom furniture. The second bedroom is also a well-proportioned double bedroom with integrated storage.

For extra warmth and comfort, the property includes double glazing and gas central heating.

Externally, there is a long driveway to the front and a large, low maintenance, rear garden that wraps around the rear and side of the property.

Early viewing is highly recommended.



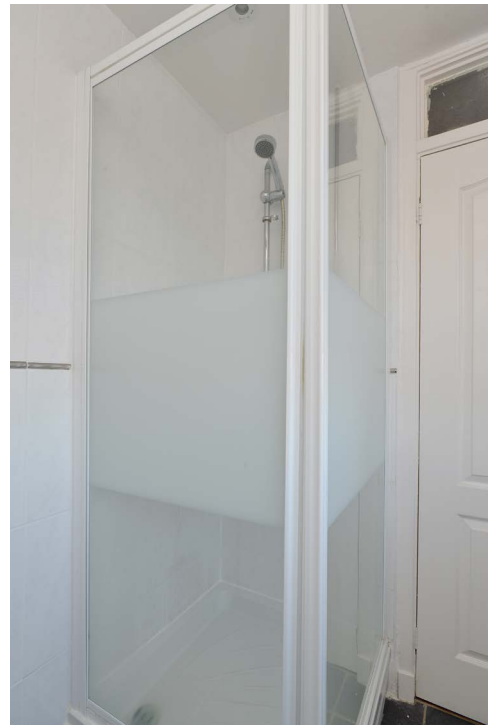
bedroom 1



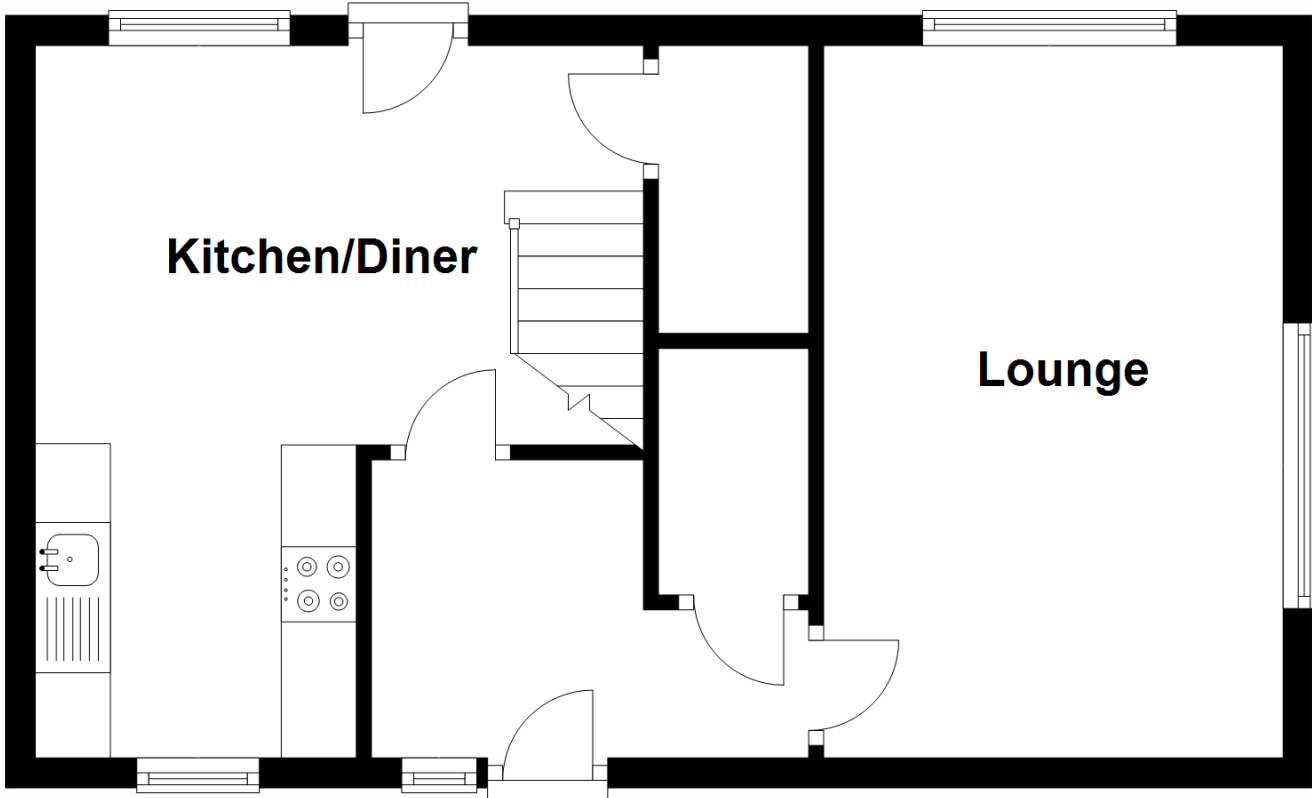
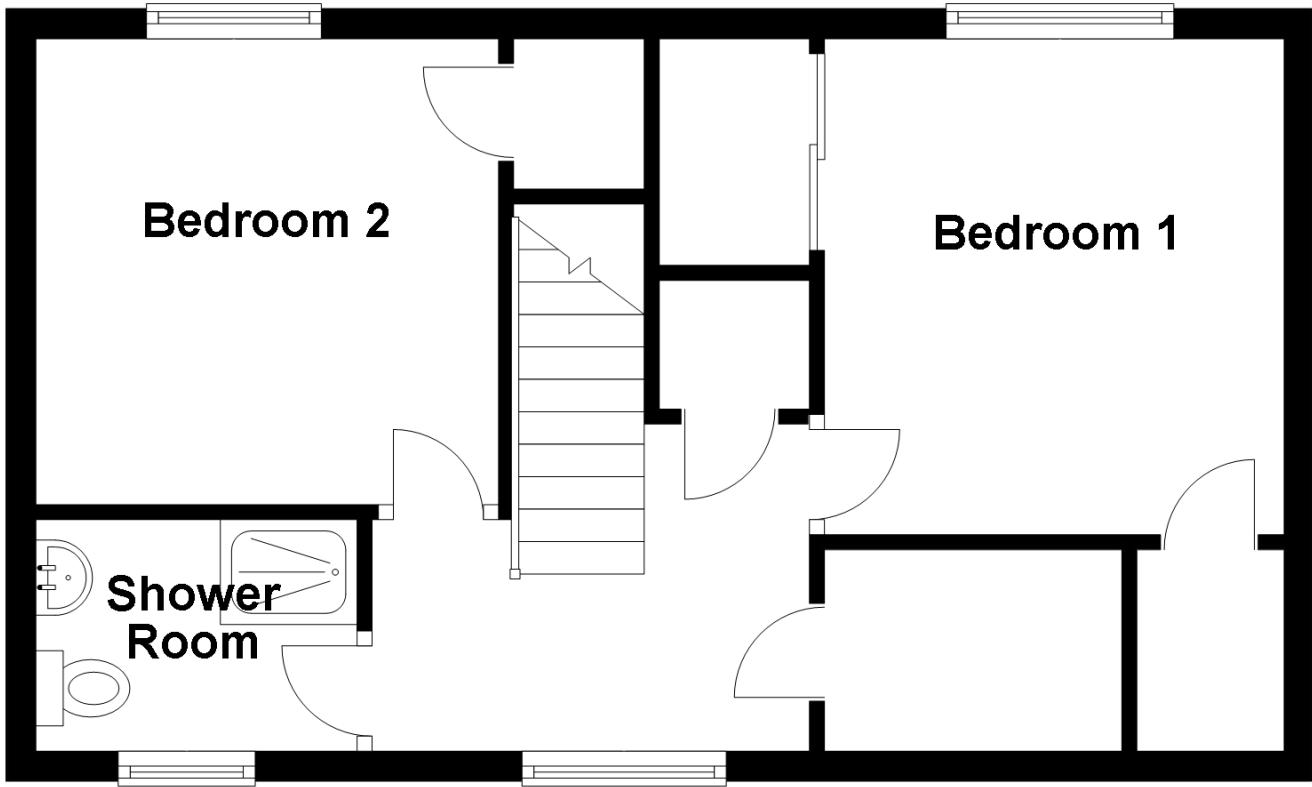


bedroom 2





shower room



Approximate Dimensions
(Taken from the widest point)

Lounge	4.74m (15'7") x 3.06m (10')	Shower Room	2.18m (7'2") x 1.52m (5')
Kitchen/Diner	4.74m (15'7") x 4.05m (13'3")		
Bedroom 1	3.30m (10'10") x 3.07m (10'1")	Gross internal floor area (m ²): 79m ²	
Bedroom 2	3.10m (10'2") x 3.08m (10'1")	EPC Rating: D	



the garden

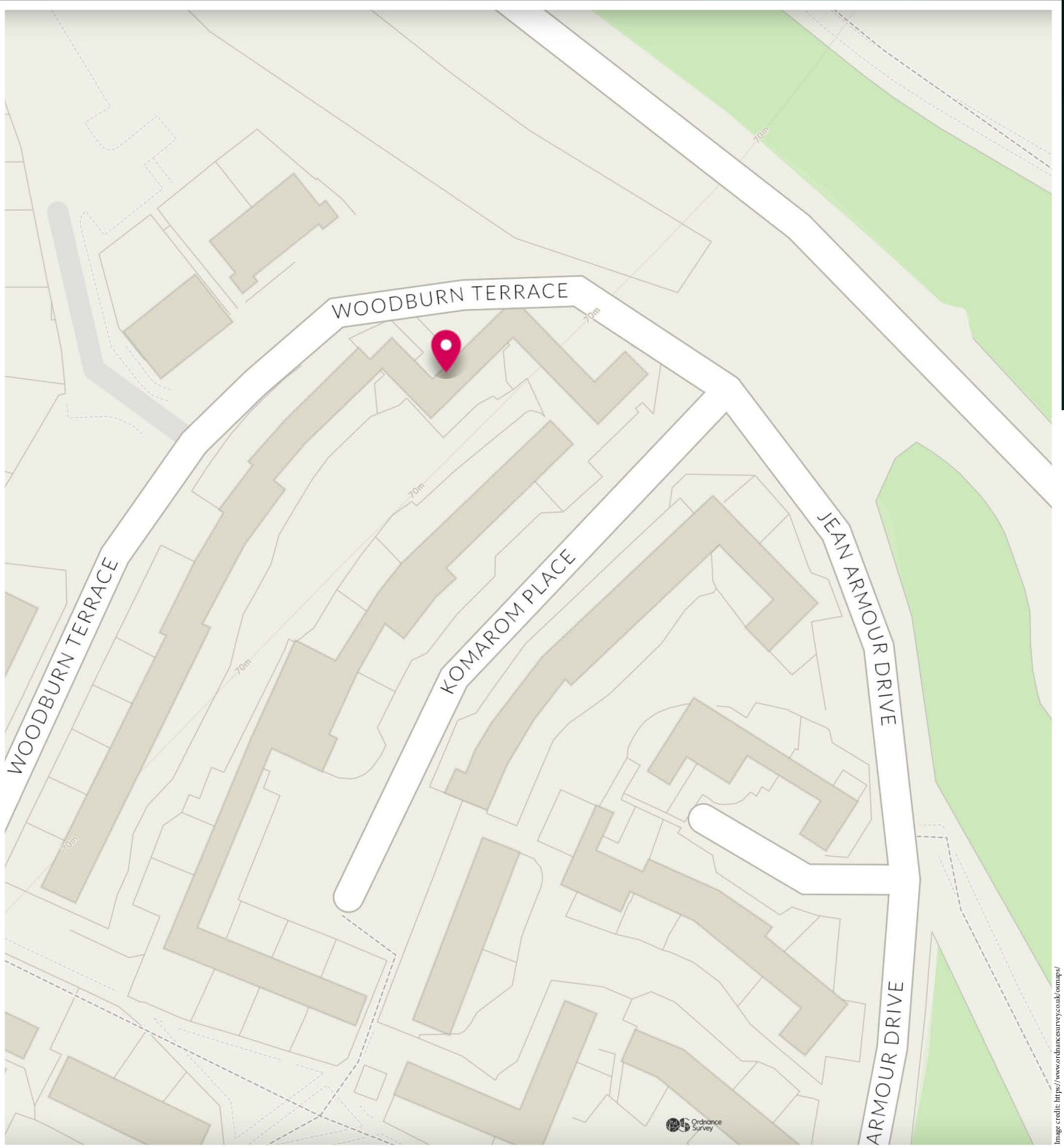




Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik 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 regular daily requirements are catered for in this location, and there is also a good choice of banking, building society and Post Office services.

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.

The Location



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