

**33 Woodburn Grove,
Dalkeith, EH22 2BT**

OFFERS OVER £145,000



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- Terraced villa in the middle of a row of three
- Hall and living/dining room
- Kitchen/breakfast room with built-in oven/hob
- Two double bedrooms and wet room
- UPVC double glazing and solid fuel central heating
- Garden to front and rear
- Minutes away from local shops and amenities
- EPC Band D

Description

33 Woodburn Grove is a mid-terraced villa (72sqm) of brick construction dating back to the 1960's. Although has been well maintained, it offers scope for minor upgrading. There is a living/dining room and a kitchen/breakfast room with built-in appliances. Upstairs are two good sized double bedrooms (main bedroom benefits from built-in wardrobe) and a bright wet room (formerly a bathroom) fitted with an electric shower. There is generous storage on both levels and an attic space.





Central Heating and Double Glazing

The property benefits from solid fuel central heating (concealed back boiler) and replacement uPVC double glazed windows and doors.

Garden and Parking

There is a front garden and a fairly lengthy rear garden. Ample unrestricted on-street is available.

Location

This is a very peaceful setting at the end of a mature development. Woodburn is a mature district of the historic town of Dalkeith. It lies parallel to the A68 and is literally one mile south-east of the busy town centre and large supermarkets. There are several local shops, and bus stops on the estate itself with schooling available in the nearby modern campus. Dalkeith is a very popular commuter base being only 2 miles to the City By-pass and 8 miles from Edinburgh. It is surrounded by attractive open countryside and is within easy reach of golf courses, Park-and-Rides, a rail station and major retail parks.

Extras

The sale price includes the blinds, light fittings, fitted carpets, integrated electric hob and oven.

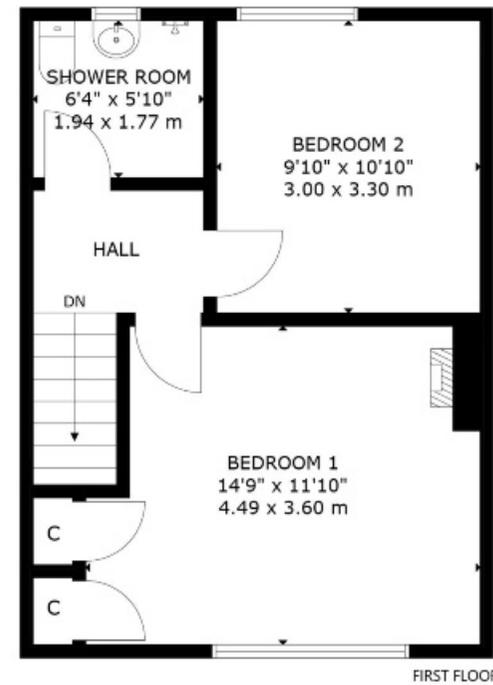
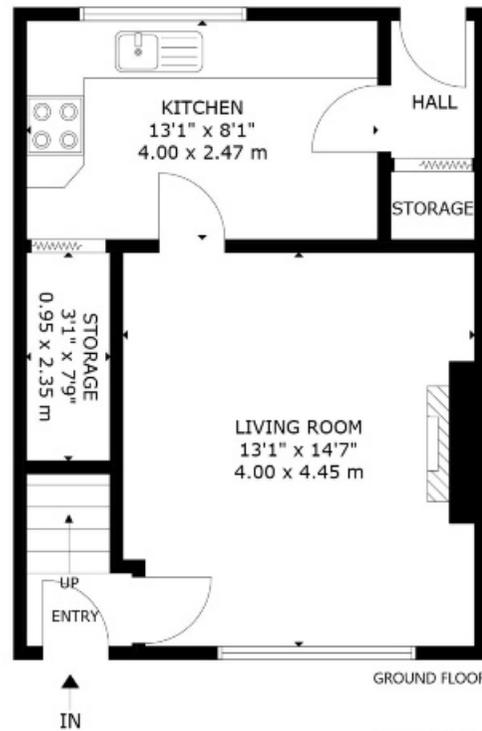
Home Report

The property has been valued by surveyors at £150,000 and the link to the Home Report is available via the ESPC listing.

Viewing

Viewing is by appointment via Agents on 0131 229 3399 or 0759 58 20611.





33 WOODBURN GROVE, DALKEITH EH22 2BT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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