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## 60 Woodburn Street, Dalkeith

Offers Over £140,000

- Semi Detached Villa
- 2 Double Bedrooms
- Generous Lounge
- Spacious Kitchen
- Corner plot
- Detached Garage
- Excellent Potential
- early Viewing Advised





# 60 Woodburn Street, Dalkeith

## Description

Situated on a substantial corner plot is this semi-detached house within a popular residential area in Dalkeith, Midlothian. Conveniently located, this property is ideally placed to take advantage of all the transport links, local shopping and schooling Dalkeith has on offer. Ideal for first time buyers and someone downsizing. The property further benefits from gas central heating, double glazing and off street parking. This property is in move in condition but still has excellent potential. Early viewing is advised.

## Accommodation

The accommodation is arranged over two level and comprises reception hallway, a bright and airy lounge, fitted kitchen, two double bedrooms and a shower room.

## Outside

There are mature landscaped gardens to the front, side and rear. The gardens are primarily laid to lawn with a mixture of flowers, shrubs and bushes.

A driveway gives ample off street parking and access to the spacious garage. The garage has power laid to it.

## Local Area

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned, being in the town centre, to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, and the usual range of banks, building societies and post office. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park is close by and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks

## Lounge

3.78m x 3.36m (12'5" x 11'0")

## Kitchen

3.16m x 3.36m (10'4" x 11'0")

## Bedroom 1

4.00m x 2.78m (13'1" x 9'1")

## Bedroom 2

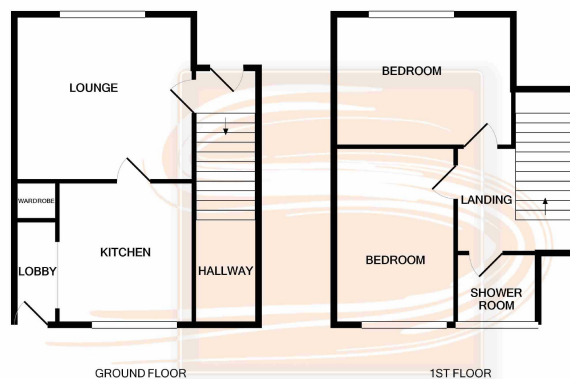
230.m x 3.90m (754'7" x 12'10")

## Shower room

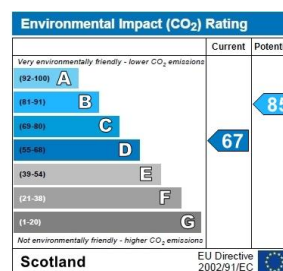
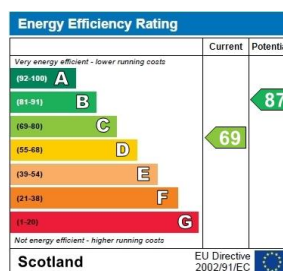
2.31m x 1.60m (7'7" x 5'3")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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