



43 Lodeneia Park,
Dalkeith, Midlothian, EH22 2AW

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance first floor.
- Cloakroom/WC
- Good sized living room with storage.
- Dining kitchen with appliances.
- French doors to rear garden.
- Upper landing with storage.
- Access to attic.
- Master bedroom with a built-in mirrored wardrobes & ensuite shower room.
- Further double bedroom with built-in mirrored wardrobes.
- Single bedroom.
- Bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed garden at rear.
- Residents parking at rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An end terraced house set in a modern development in the popular Midlothian town of Dalkeith, an ideal commuter base into Edinburgh with its close proximity to the Edinburgh City bypass and further afield being close to the main motorway network. The property may make an ideal purchase for a first-time buyer/young couple and although in need of some TLC, it offers excellent potential to be a great home in a good location.

FACTORING NOTE

The communal areas within the development are factored by Hacking & Paterson at an approximate charge of £160 per annum.

COUNCIL TAX BAND	C.
TRAIN STATION	APPROXIMATELY 2.9 MILE TO ESKBANK TRAIN STATION.
AIRPORT	APPROXIMATELY 15.6 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are 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. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

EXTRAS:
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



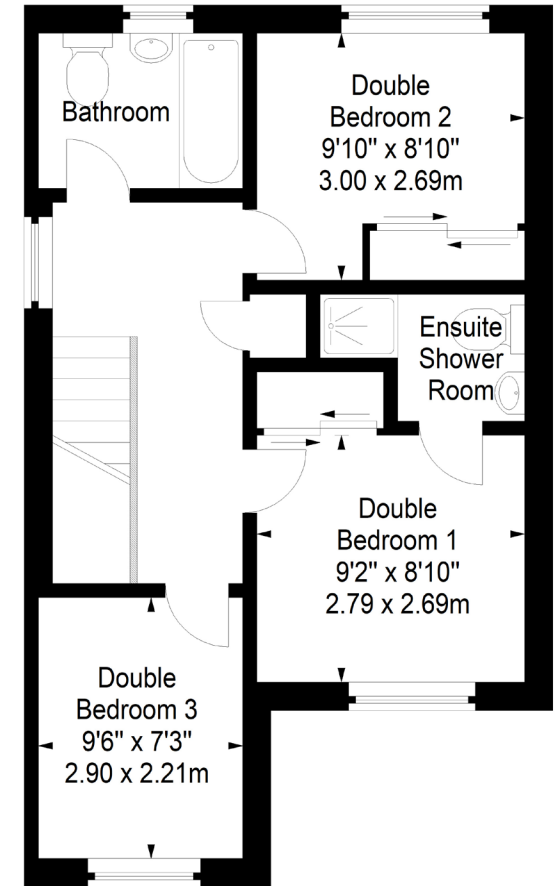
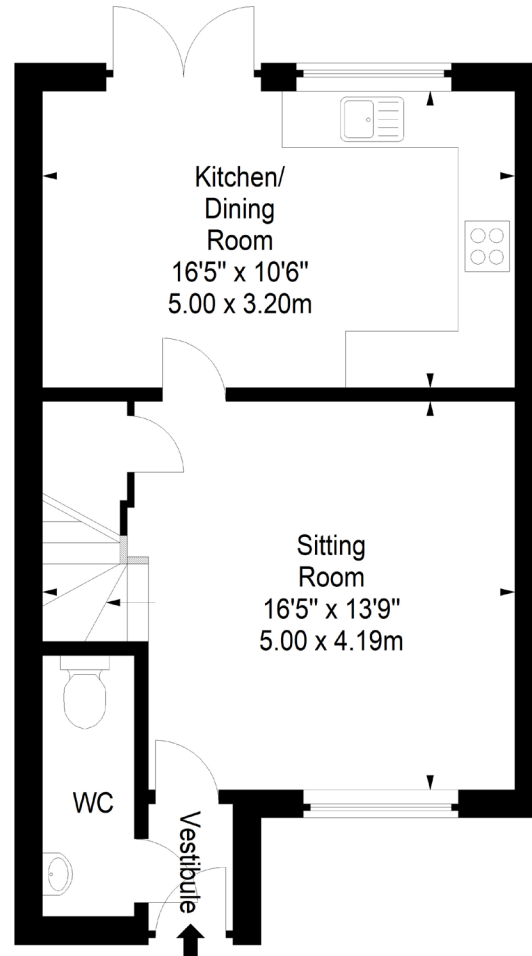
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Approx. Gross Internal Area
884 Sq Ft - 82.12 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.