



64 Woodburn Terrace,
Dalkeith EH22 2HT



A mid-terraced 2-bedroom family house over two floors with private gardens to the front and rear

 2 Bed  1 Bath  1 Reception

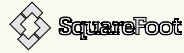
A mid-terraced family house over two floors with private gardens to the front and rear. The front door opens into a spacious hallway with two useful store cupboards. On one side of the hallway is the sitting room and on the other is the well-proportioned dining kitchen. The electric cooker with oven, grill and hob will remain. Upstairs there are two double bedrooms as well as the family bathroom. There is also an attic accessed from the upper landing. Externally there are paved gardens to both the front and rear and a garden shed in the rear garden. The property is fully double glazed with the windows and front door replaced approximately five years ago. The house also benefits from gas central heating and the boiler – which is six years old – has been recently serviced.

Features

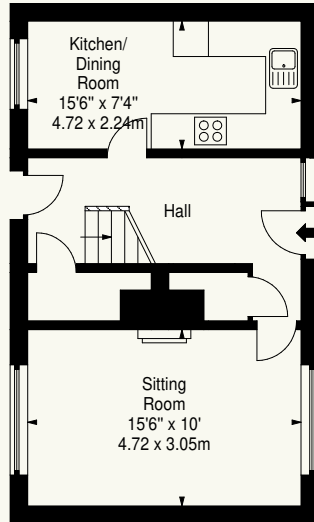
- Mid-terraced family house
- Sitting room with widows to front and rear
- Dining kitchen
- Two double bedrooms
- Bathroom
- Good storage
- Private front and rear gardens
- Gas central heating
- Double glazing
- EPC Rating B

Offers Over £170,000

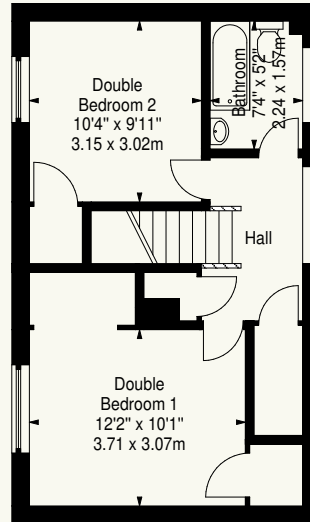
Woodburn Terrace,
Dalkeith,
Midlothian, EH22 2HT



Approx. Gross Internal Area
852 Sq Ft - 79.15 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Dalkeith is a popular town lying approximately eight miles south-east of Edinburgh, surrounded by pleasant, open countryside stretching to the Borders and East Lothian. Whilst the city centre is readily accessible (journey time approximately 20 minutes), the town itself plays host to large branches of Tesco, Morrison and Lidl, as well as a number of independent shops, restaurants and hostelries. The local schools have an excellent academic reputation and leisure options range from activities at the leisure

centre/swimming pool to the wonderful open spaces of Dalkeith Country Park. There are also a number of community social clubs and golf courses. The city by-pass is within a short drive and links with the A1 south, as well as the central motorway network, the Queensferry Crossing and Edinburgh International Airport.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.