

McDougall McQueen
solicitors & estate agents

34 Lodeneia Park, Dalkeith, Midlothian, EH22 2AW

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Welcome

34 Lodeneia Park is a well-presented end- terrace family home in a modern development in Dalkeith. The property offers bright, contemporary accommodation including a spacious living room with an under-stair storage cupboard, a stylish dining kitchen with south-facing French doors opening to the garden, three well-proportioned bedrooms, including a carpeted principal with an en-suite shower room, and a modern three-piece family bathroom with a handheld shower as well as a separate WC. Externally, the home enjoys a sunny, enclosed rear garden-ideal for children and entertaining, along with on-street parking, gas central heating and double glazing.

- End-terrace house in Dalkeith
- Part of a modern development
- Entrance hall with guest WC
- Spacious living room with a storage cupboard
- Well-appointed dining kitchen with French doors
- Landing with storage
- Main bedroom with a built-in wardrobe and an en-suite
- Sunny second double bedroom with a built-in wardrobe
- Versatile third bedroom/ ideal study
- Bathroom with a handheld shower
- Private lawned gardens, sunny and enclosed to the rear
- On-street parking
- Gas central heating and double glazing







Dalkeith

The vibrant Midlothian town of Dalkeith is positioned just eight miles from Edinburgh city centre on the banks of the River North Esk on the route of the A68. It provides excellent local amenities with large supermarkets like Tesco, Morrisons, Lidl and Aldi, to an array small, specialised shops and restaurants on its busy High Street. Reputable schooling is nearby with Kings Park Nursery and Primary school and Dalkeith High School Campus. Excellent recreational facilities and green space is plentiful in the area with Kings Park, Newbattle Golf Course, Newbattle Abbey grounds and Dalkeith Country Park all within easy reach making Dalkeith an ideal location for all the family. In addition, the area is served by superb transport links with a regular bus services providing access to surrounding districts and Edinburgh's city centre with further commuter links available including the A68, A1 and the Edinburgh City Bypass linking Scotland's main motorway network, with the Borders Railway link with stations at nearby Eskbank and Newtongrange Dalkeith really makes the ideal choice for the commuter however they chose to travel.

Extras

All fitted floor coverings and light fittings are included in the sale.



Get in touch

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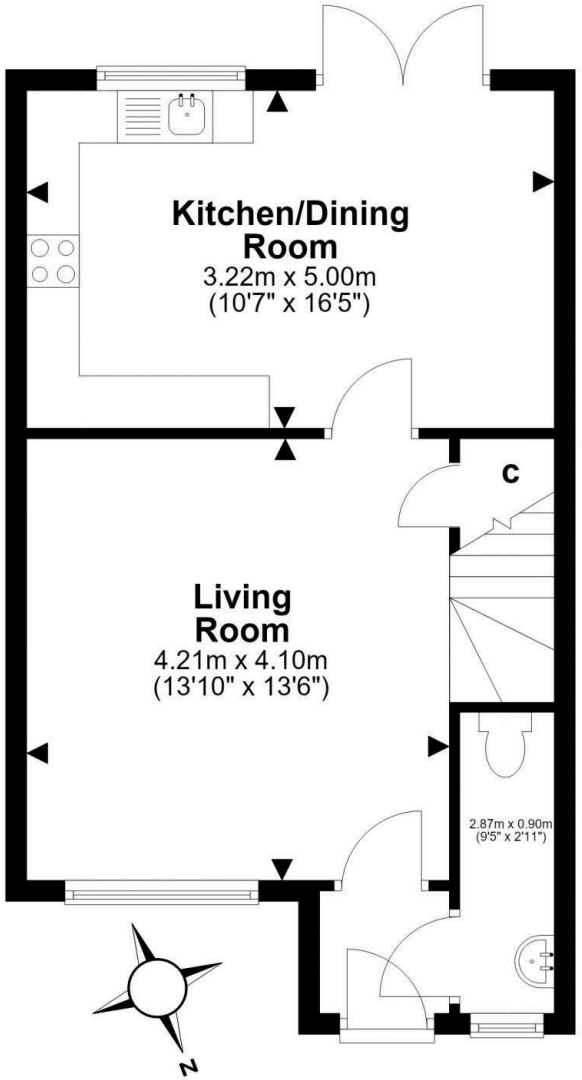
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Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

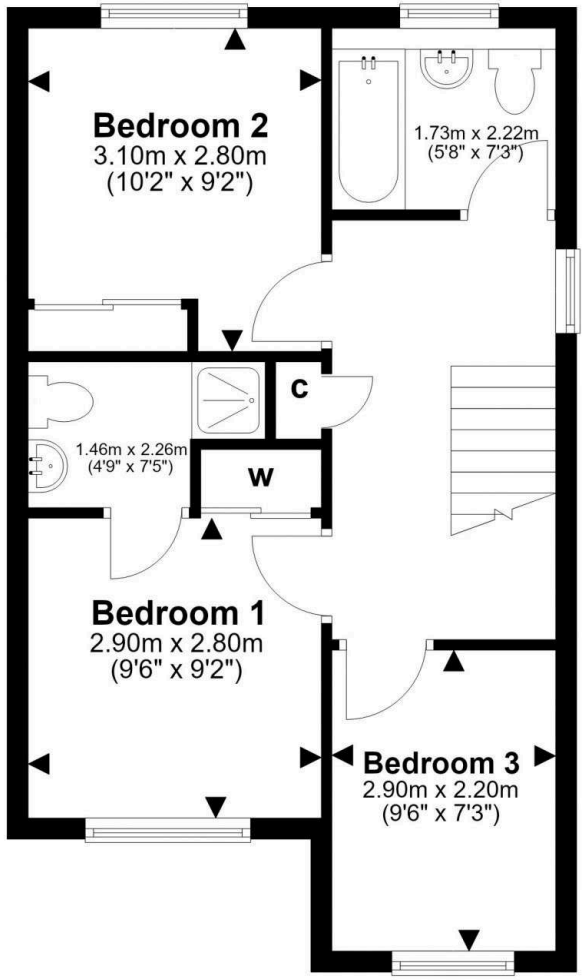
Bruntsfield Office:
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.