

Property Details

31 Woodburn Loan, Dalkeith,
Midlothian, EH22 2ES

Offers Over **£179,000**



Property Photos

31 Woodburn Loan, Dalkeith, Midlothian, EH22 2ES



Creation Date
03/07/2026

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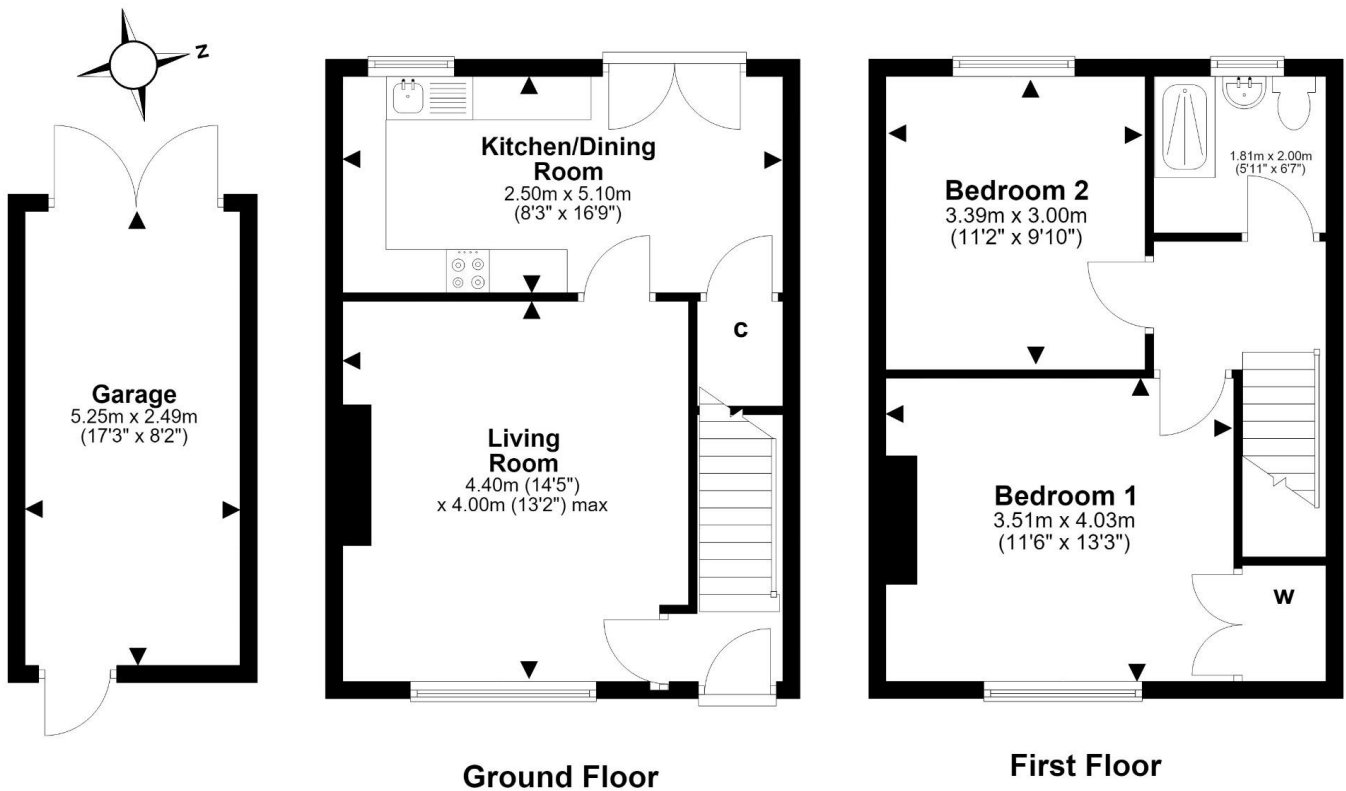
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Property Floor Plans

31 Woodburn Loan, Dalkeith, Midlothian, EH22 2ES



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.
Plan produced using PlanUp.

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Property Info

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Property Type

House

Property Style

Terraced

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Freehold

Floor Area

775 sq ft

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

-

Accessibility

-

Restrictions

-

Condition

-

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Offers Over

Price

£179,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

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Property Features

31 Woodburn Loan, Dalkeith, Midlothian, EH22 2ES

Feature 1

Epc - Band C

Feature 2

72 Sq Meters

Feature 3

Beautifully Maintained Two-bedroom Terraced Home With A Bright And Spacious Living Room

Feature 4

Well-appointed Kitchen/dining Room With French Doors Opening Directly Onto The Rear Garden

Feature 5

Two Generous Double Bedrooms

Feature 6

Modern Shower Room

Feature 7

Low-maintenance Gardens

Feature 8

Monoblock Driveway To Front Providing Off-street Parking For Two Vehicles

Feature 9

Finished In A Contemporary Neutral Palette Throughout

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Watermans are delighted to present this beautifully maintained two-bedroom terraced home, offered to the market in true move-in condition. Finished in a contemporary neutral palette throughout, this attractive property combines stylish interiors with practical living, making it an ideal choice for first-time buyers, professionals and small families.

The accommodation comprises a bright and spacious living room, a well-appointed kitchen/dining room with French doors opening directly onto the rear garden, a modern shower room and two generous double bedrooms. Outside, the property benefits from low-maintenance gardens, including a secure, enclosed rear garden, while the front features a monoblock driveway providing off-street parking for two vehicles alongside attractive planted borders.

Situated in the popular Midlothian town of Dalkeith, the property is within easy walking distance of the town centre, local schools, shops, and amenities. Excellent road connections and regular public transport links provide convenient access to Edinburgh, offering the perfect balance between peaceful suburban living and city convenience.

Upon entering, a welcoming entrance hall with carpeted staircase leads to the spacious lounge. Flooded with natural light from a large front-facing window, this inviting room features a decorative fireplace and tasteful neutral decor complemented by soft carpeting. To the rear the kitchen/dining room is fitted with a range of wall and base units with laminate worktops and integrated appliances, including a ceramic hob, electric oven, microwave and washing machine. A generous under-stair storage cupboard enhances practicality, while French doors provide seamless access to the enclosed rear garden, creating an excellent space for entertaining and everyday family life. Upstairs, there are two well-proportioned double bedrooms, both presented in neutral tones with fitted carpets. The principal bedroom further benefits from built-in storage. Completing the accommodation is a stylish, fully tiled shower room featuring a large walk-in shower, vanity unit with integrated wash hand basin and concealed-cistern WC. Externally, the front garden has been thoughtfully

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designed with monoblock paving to provide off-street parking for two cars, complemented by decorative chipped and planted borders that enhance the property's kerb appeal. The enclosed rear garden offers a low-maintenance outdoor space with a patio seating area, artificial lawn and raised planter, making it ideal for relaxing or entertaining. The property further benefits from gas central heating, powered by a combi boiler, and double glazing throughout.

Please note, the garage shown is on lease from Midlothian Council for an annual fee and does not form part of the property for sale.

Extras: All fitted floor coverings, blinds, and integrated appliances are included in the sale. No warranties will be provided for the included appliances.

Viewing by appointment only. Please call Neil Reid at Watermans 7 days a week on 0131 547 7075.

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