

# 11 Salters' Terrace, Woodburn Dalkeith, EH22 2DP

OFFERS OVER £155,000



drummondmiller

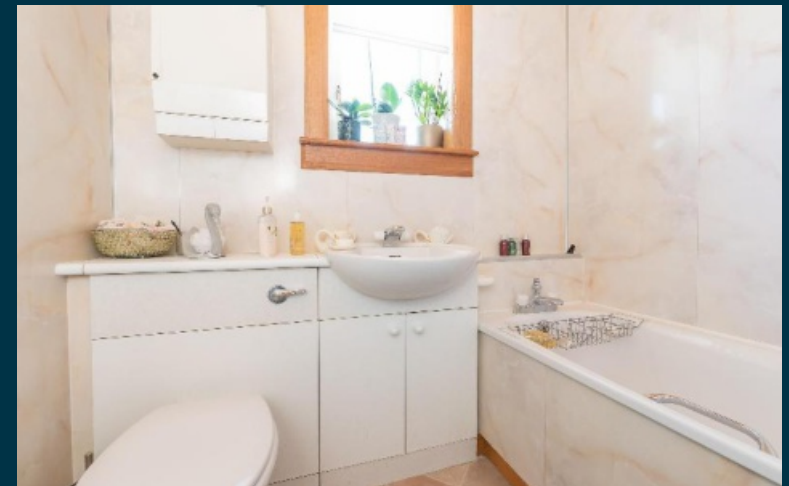




- Semi-detached villa with detached garage
- Bright and spacious living room
- Fitted kitchen/breakfast room with appliances
- Two double bedrooms and bathroom
- Gas central heating and double glazing
- Detached garage and outhouse
- Fully enclosed garden to front and rear
- Close to Dalkeith schools campus and town centre amenities
- EPC C

### Description

This is a well presented semi-detached villa (74sqm) of substantial brick construction dating back to the 1960's. It has a very pleasant living room and a separate full-width kitchen/breakfast room fitted with timeless white units. Upstairs are two good sized double bedrooms (each having generous fitted wardrobes) and a bright bathroom. The property is ideal for a couple or small family and is quietly situated close to the country park and school campus.







### Central Heating and Double Glazing

Gas central heating is complemented by replacement double glazing.

### Garden and Garage

Enclosed to the front and rear are well established gardens which would prove easy to maintain. There is a gated driveway (part shared), detached garage (12 sqm), level lawn, shrubbery and outhouse.

### Mortgage Valuation

The property has been valued by surveyors at £160,000 and the Home Report is available via the ESPC web site.

### Council Tax and Energy Performance Certificate

It has a C-rated EPC and lies in Council Tax band B.

### Extras

Extras include fitted floor coverings, cooker and garden hut.

### Location

Salters' Terrace is a well-regarded street within the mature district of Woodburn in Dalkeith. The modern school campus is just a short stroll away as are the shops and amenities situated in the town centre. Historic Dalkeith occupies a raised plateau overlooking the valley of the River Esk. It has expanded in recent years through development and has evolved into a popular base for Edinburgh commuters (City Centre 8 miles). The Bypass and Shawfair Park and Ride facility are less than two miles away and Eskbank train station is also just a short journey away. Major shopping is available at nearby Hardengreen, Straiton and Fort Kinnaird.

### Viewing

To view telephone Agents 0131 229 3399 (07595820611 out with office hours).





11 SALTERS TERRACE, DALKEITH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 789 SQ FT / 74 SQ M  
 GARAGE 132 SQ FT / 12 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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