

27 LODENEIA PARK  
DALKEITH, MIDLOTHIAN, EH22 2AL

CURRAN & CO  
PROPERTY



# 27 LODENEIA PARK

DALKEITH, MIDLOTHIAN, EH22 2AL

OFFERS OVER £TBC



'27 Lodeneia Park is an exceptionally spacious two-bedroom terrace house, boasting a high-quality finish throughout including a newly installed designer kitchen and beautifully landscaped rear garden'

- Spacious Living Room
- 'Kuhlmann' Designer Breakfasting Kitchen
- Utility Room & WC/Cloakroom
- Two Double Bedrooms
- Family-Sized Bathroom
- Gas Central Heating & Double Glazing
- Beautifully Manicured Rear Garden
- Two Allocated Parking Spaces



### Description

27 Lodeneia Park is an immaculately presented and exceptionally spacious two-bedroom terrace house, boasting a high-quality finish throughout including a newly installed designer kitchen and beautifully manicured rear garden. The property forms part of a sought-after residential development in popular Dalkeith and includes two allocated parking spaces.

The ground floor accommodation comprises: entrance vestibule; living room with access to under stair storage cupboard; 'Kuhlmann' designer breakfasting kitchen with patio doors opening to the rear garden, quartz worktops and breakfast bar, integrated Neff induction hob, extractor hood, wall-mounted oven and microwave oven and Blomberg dishwasher; utility room with back door opening to the rear garden, floor to ceiling fitted units providing expansive additional storage and housing the integrated fridge/freezer, sink with quartz

surround and space for a washing machine and drier and WC/Cloakroom off the utility.

A carpeted stair from the entrance vestibule leads to the first-floor accommodation which comprises: spacious landing with a deep storage cupboard and access to attic space; double bedroom one to the front of the property with fitted mirrored wardrobes; double bedroom two with fitted mirrored wardrobe and the modern, fully tiled family bathroom with shower over bath and sink unit with fitted drawers.

Further benefits of this property include gas central heating, double glazing, luxury vinyl flooring throughout the kitchen, utility room and WC/Cloakroom, downlights fitted throughout the first floor and newly installed composite front and back doors.

Externally there is an east facing landscaped rear garden with porcelain tiled patio and

pathway, lawn area bordered by raised beds and gravel sections and a composite-decked lounge area sheltered by a glass roofed Pergola. The smartphone-controlled lights fitted throughout the garden allows the outdoor space to be enjoyed night or day, come rain or shine. There is a secure aluminium gate providing access to the rear carpark where two allocated spaces are assigned to this property.

### EPC Rating

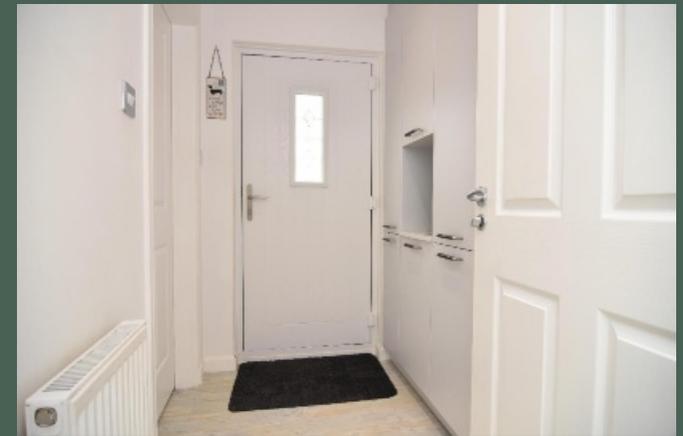
The energy efficiency rating for this property is band C.

### Council Tax

This property is subject to council tax band D.

### Viewing

Viewing for this property is by appointment. Please contact our office to arrange.





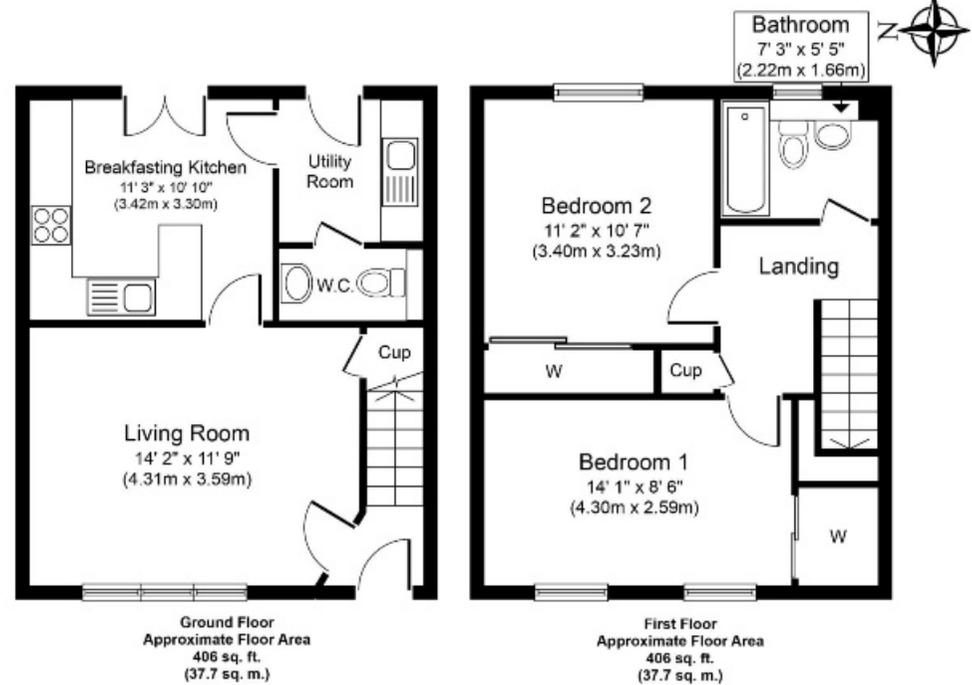
# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.