



Lodeneia Park

, Dalkeith, Midlothian, EH22 2AW

Rental £1,025 pcm

2 bedroom Flat / Apartment available 04 June 2025

60 Queen Street , Edinburgh, , EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Unfurnished
- * Good Storage
- * Fridge Freezer
- * Shower

- * Private Parking

Situation

A lovely two double bedroom, unfurnished property situated on the first floor. The accommodation comprises: entrance hallway, spacious living room with doors leading to the large kitchen/diner. The kitchen has integrated appliances including, dishwasher and a washer dryer. Main bedroom with en-suite shower room and built in wardrobes. Second bedroom with built in wardrobes and a family bathroom. The property further benefits from double glazing, good storage and a private allocated parking space. Situated south of Edinburgh the popular town of Dalkeith provides all the amenities and services expected of a large town, and boasts a thriving High Street. Schooling is available from nursery to Senior Level with the Jewel and Esk College Midlothian Campus easily accessible. The area lends itself to leisurely country walks including within the nearby Dalkeith Country Park as well as a variety of other recreational facilities. Dalkeith lies within easy commuting distance of Edinburgh benefiting from a regular public transport service and the City By-pass within quick easy reach providing access to major motorway networks and to Edinburgh International Airport. With the new Borders railway you can travel to Edinburgh in 20 mins and Tweedbank just under 40 mins. LARN1904067.

Accommodation

All measurements are approximate.

Further Information

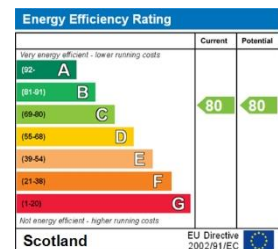
The deposit required is £1,025

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

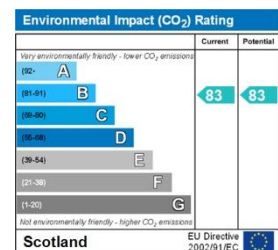
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-9870

Creation Date: 30/04/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2025. Murray & Currie Ltd Registered in Scotland No. SC 342 656