



# 3 COWDEN PARK, DALKEITH

MIDLOTHIAN, EH22 2HA



1 PUBLIC



4 BED



1 BATH

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Benefiting from a generous south-facing garden and unrestricted on-street parking, this semi-detached house offers a versatile family home with appealing opportunities for modernisation. The airy interiors comprise four double bedrooms, good built-in storage, a living room, a dining kitchen, a bathroom, and a ground-floor WC. The property lies within easy reach of shops, schools, open countryside, and excellent commuting links by road and rail.

## Features

- Quiet setting close to amenities
- Modernisation opportunities
- Semi-detached house
- Entrance hall with WC
- Bright living room
- Dual-aspect dining kitchen with garden access
- Four double bedrooms (potential for additional living space)
- Bathroom with shower-over-bath
- Good built-in storage
- Enclosed gardens with a sunny aspect
- Unrestricted on-street parking
- Gas central heating and double glazing

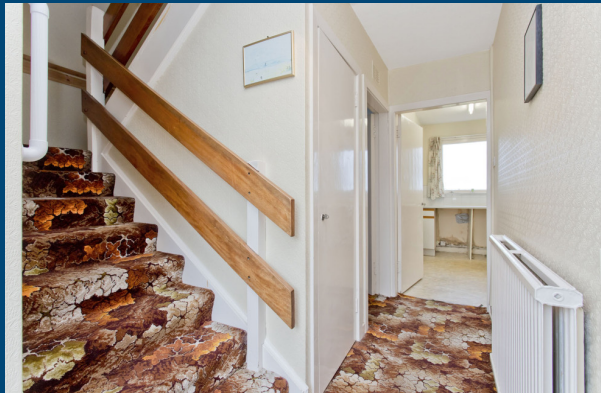


“The property offers the opportunity to create a spacious family home, enviably close to amenities, schools, commuting links, and picturesque open countryside”





"The home benefits from a generous enclosed garden with a sunny aspect"





EPC Rating - C

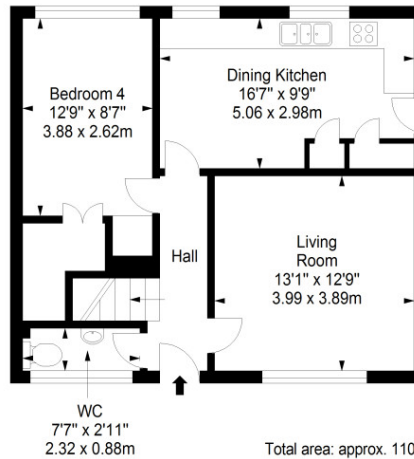
Home Report Value - £190,000

For up to date price & viewing information contact VMH Property or visit us online.

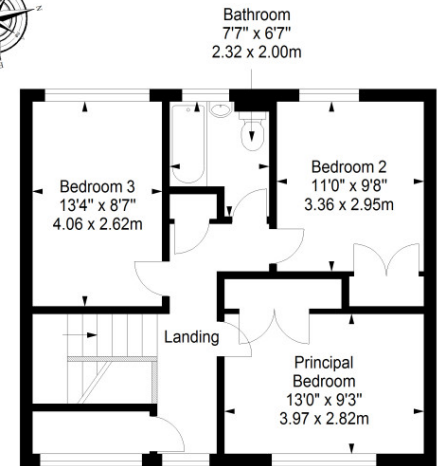


Extras: All fitted floor and window coverings and light fittings are included in the sale.

Ground Floor  
Approx. 55.3 sq. metres (595.3 sq. feet)



First Floor  
Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.6 sq. feet)



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CHARTERED FIRM

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