



# 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

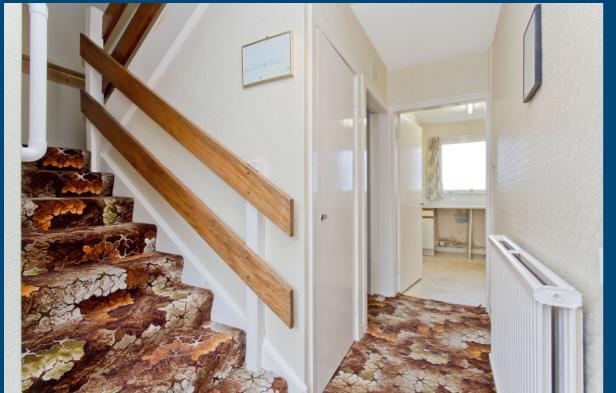
- Quiet setting close to amenities
- Modernisation opportunities
- Semi-detached house
- Entrance hall with WC
- Bright living room
- Dual-aspect dining kitchen with garden access
- Four double bedrooms (potential for additional living space)
- Bathroom with shower-over-bath
- Good built-in storage
- 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"



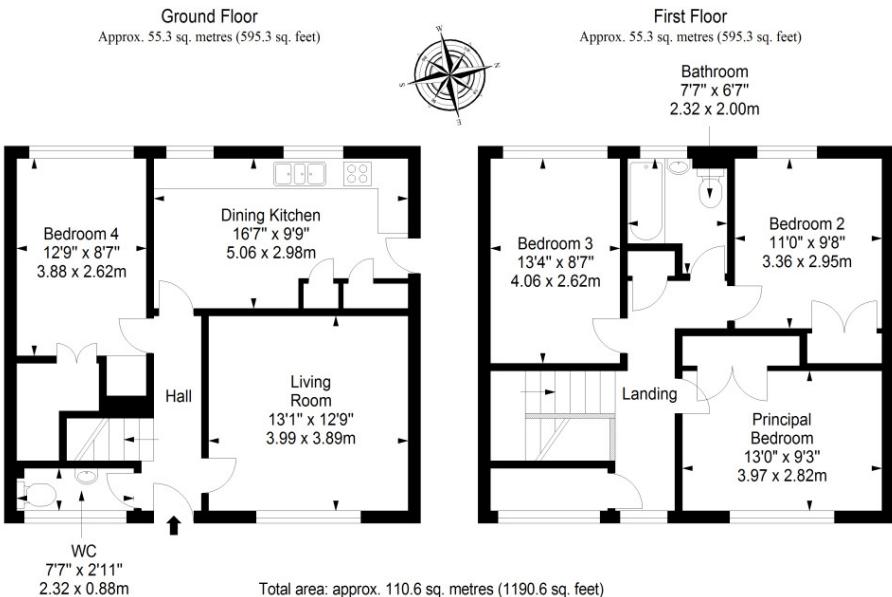
EPC Rating - C

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.



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