



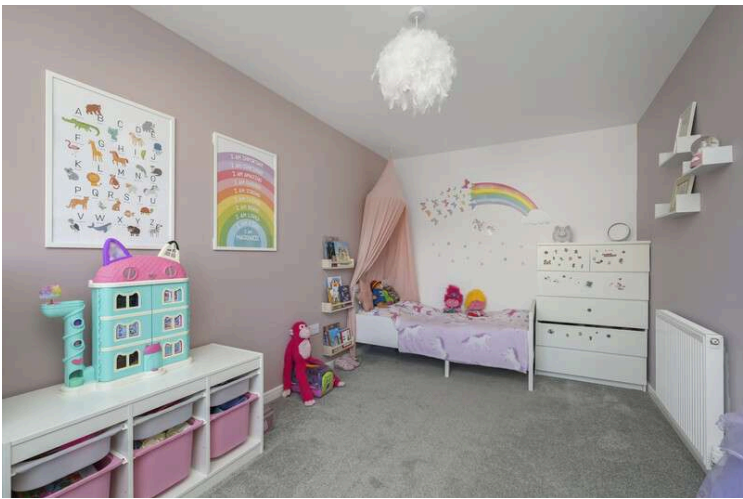
6 Cowdenfoot Gardens, Dalkeith, Midlothian, EH22 2FA

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this lovely four-bedroom detached house providing modern and spacious family living accommodation, set in a much sought-after modern residential development on the outskirts of Dalkeith, Midlothian. Conveniently located, this property is ideally placed to take advantage of all transport links and is only a short walk from local shopping and schooling. Ideal for professional couples, and families alike, this property occupies a prime location within the estate and has garden grounds to the front and rear which are ideal for outside entertaining. A driveway provides off-street parking space for two cars and access to an integral single garage with light and power.

- Entrance hallway with storage
- Ground floor WC
- Spacious living room with front facing window
- Well equipped dining kitchen with a range of base and larder units, breakfast bar, five ring gas hob, double oven, glass splashback, extractor, integrated fridge freezer and integrated dishwasher
- Open plan dining area with French doors to the rear garden
- Utility room with sink, store cupboard and garden access
- Upper hallway with loft access and airing cupboard
- Lovely family bathroom with three-piece white suite
- Main bedroom with window to the front and built-in wardrobes
- En-suite with double shower base, wc, sink, and towel radiator
- Bedroom two with front facing window
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Gas central heating and double glazing
- Two car driveway leading to an integral garage with light and power
- Lovely private garden grounds to the front, and rear garden with decking area, ideal for outside entertaining
- Stunning views to the rear of the property



Location

The property is in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants, and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes.

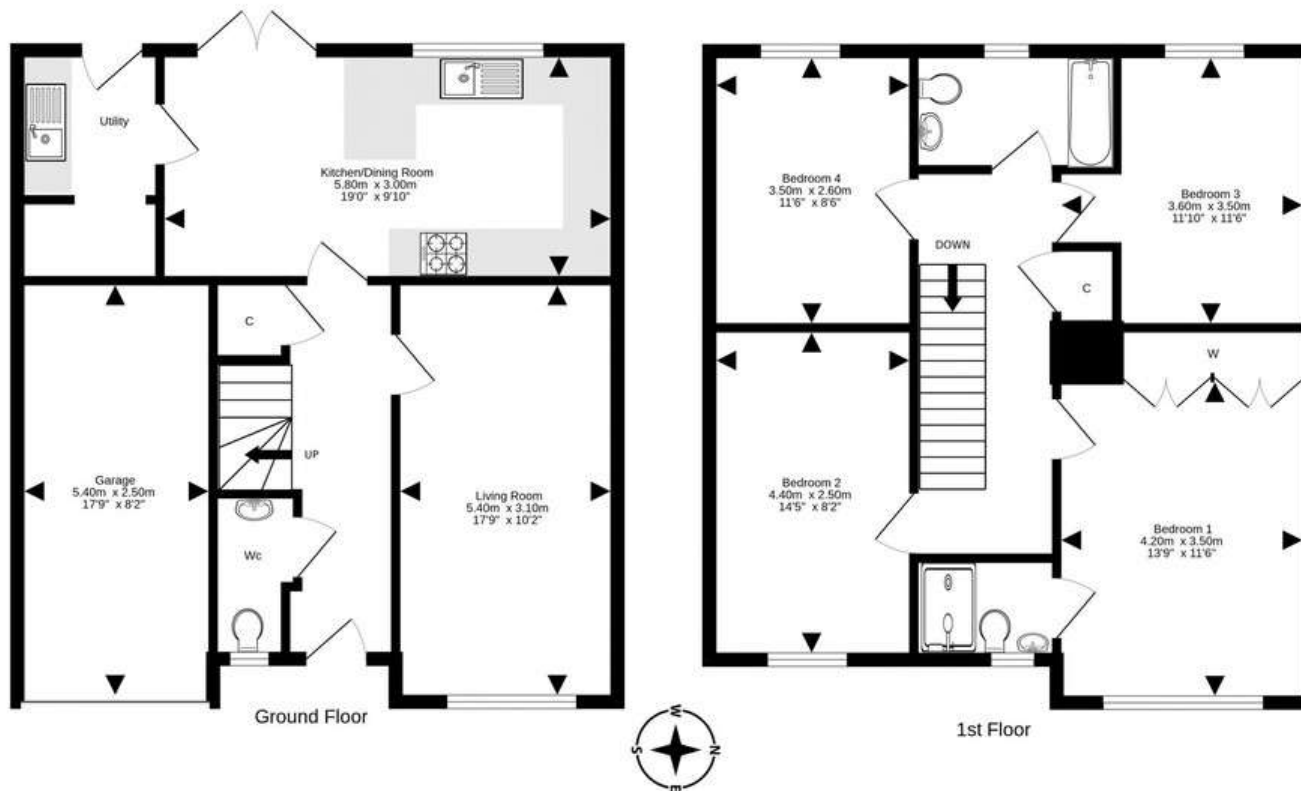
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any appliances or other movable items included in the sale. Other items may be included subject to offer and negotiation.

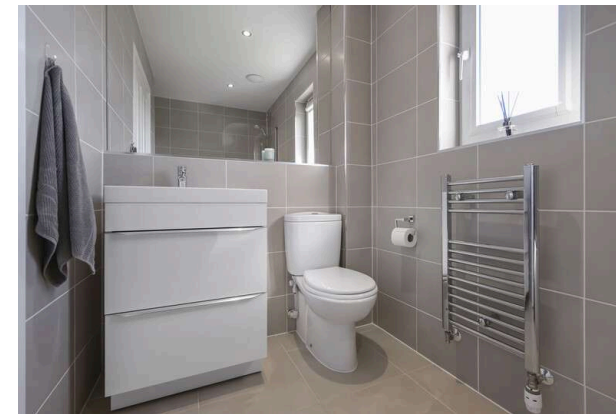
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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