

**30 Cowden Park
Dalkeith, EH22 2HF**

OFFERS OVER £175,000



drummondmiller



- 1960's end terraced villa with scope to improve
- Living room and separate kitchen/dining room
- 3 bedrooms and bathroom
- Double glazing and gas central heating
- Easily maintained garden to front and rear
- Mature estate in popular commuter town
- Minutes away from City Boundary and Royal Infirmary
- EPC D

Description

In a row of only three, this end terraced villa enjoys an unobstructed outlook over extensive grassy parkland. It was built of solid brick back in the 1960's and offers comfortable accommodation (86 sqm) plus scope for improvements. The front-facing living room with a view gives access to the sizeable kitchen/dining room (featuring patio doors). There is a choice of 3 double bedrooms whilst the bathroom benefits from a window. Above average in-built storage is provided.





Central Heating and Double Glazing

Gas-fired central heating is complemented by cavity wall insulation and PVC double glazing.

Garden and Parking

There is an enclosed front and rear garden.

Extras

The carpets, cooker, cooker hood and washing machine are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399 (0759 58 20611 out with office hours).

Valuation

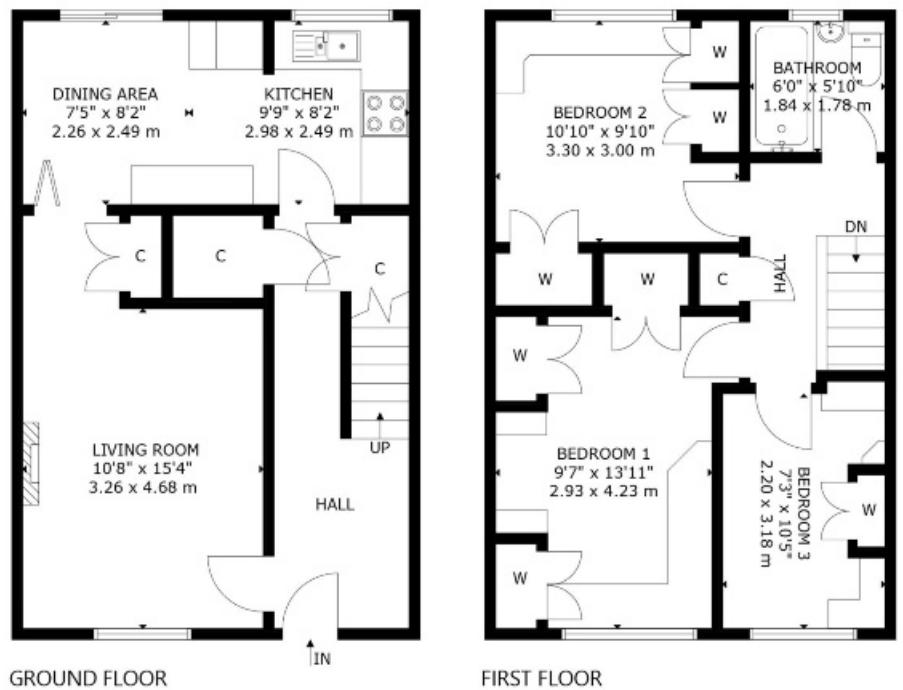
The mortgage valuation is £185,000 and a link to the Home Report is available from the ESPC web site.

Council Tax and EPC

It is in Council Tax band C and has a D-rated Energy Performance Certificate.

Location

The historic town of Dalkeith located on the A68 (8 miles from Edinburgh) has evolved into a popular choice for commuters. Very ready access is gained to the City Bypass and other major road networks. Excellent bus services operate and there is a rail station with connections into central Edinburgh. The town has a thriving centre with numerous amenities including two large supermarkets and Schools Community Camp. Dalkeith Country Park, golf courses and other activities can also be found within a 5-minute drive away.



30 COWDEN PARK, DALKEITH, EH22 2HF
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 930 SQ FT / 86 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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