





Welcome

Welcome to 3 Cowden Crescent, Dalkeith, another wonderful opportunity suitable for young families or first-time buyers. McDougall McQueen are delighted to present to the market this spacious, two-bedroom terraced house situated in a convenient location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities, it is ideal for first time buyers and those with families. Although requiring some light improvement the property is presented in clean condition throughout, and benefits from double glazing, electric storage heating, private garden grounds to the front and rear, with a gated driveway providing off-street parking. Viewing is by appointment and should be made at your earliest convenience.

- Hallway with storage
- Living and dining room with front and rear facing windows, fireplace with electric fire
- Basic fitted kitchen with a range of units, and remaining appliances
- Upper hallway with loft access
- Bedroom one with large picture window to the front, handy over stair store cupboard, and full width fitted wardrobes
- Bedroom two with rear facing window, and built-in storage
- Family shower room, shower cubicle with electric shower, wc and sink with vanity unit, and roof with downlights
- Double glazing and electric storage heating
- Gated Monoblock driveway for off street parking
- Private garden grounds which make the ideal space for outside entertaining





Dalkeith

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

All floor coverings, light fittings, blinds where fitted, all remaining appliances and white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale

Get in touch

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Property Hub:

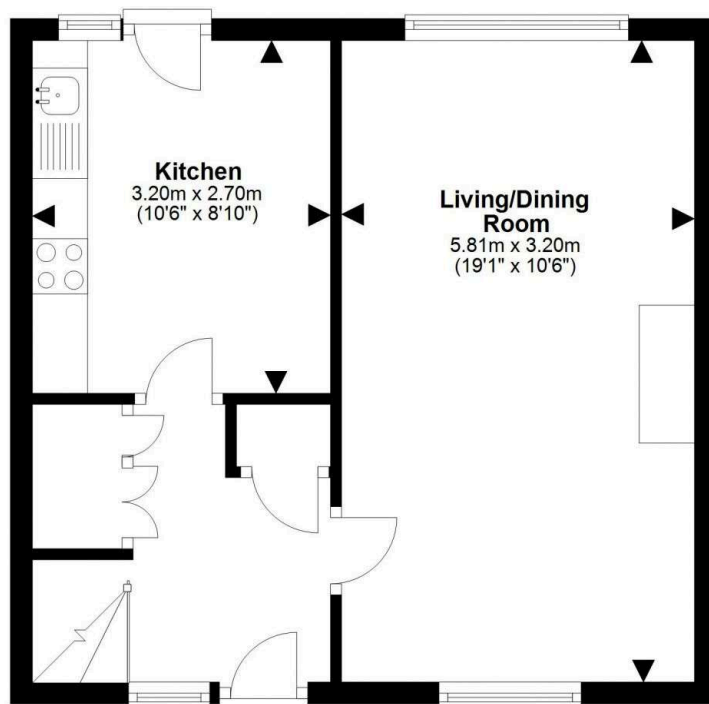
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

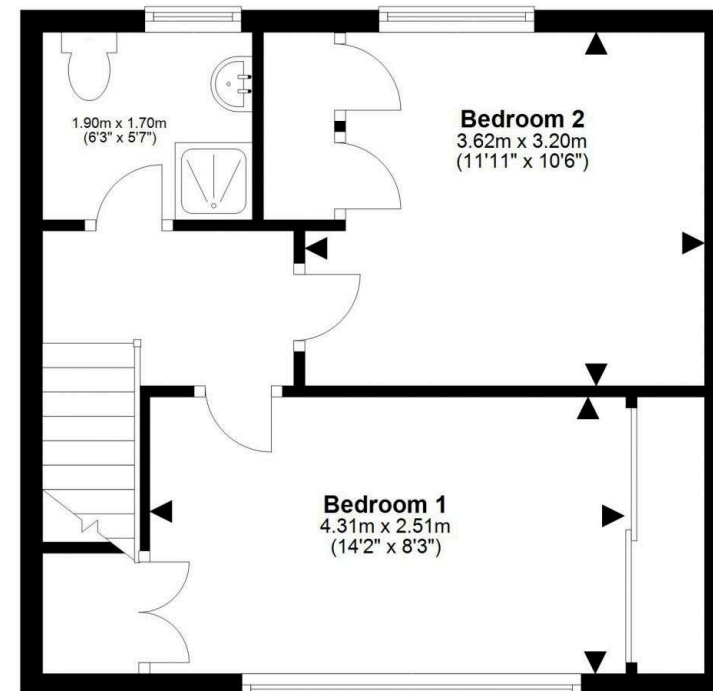
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.