



29 COWDENFOOT GARDENS

Dalkeith, Midlothian, EH22 2FA

	1	Public Room
	4	Bedrooms
	2	Bathroom



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Situated within an attractive, modern development in Dalkeith, this generous detached house accommodates a large living room, a dining kitchen, four double bedrooms, and two bathrooms (plus a separate WC), all well-presented with modern fixtures and fittings and tasteful décor throughout. The home is sure to appeal to growing families and is accompanied by a generous, sunny garden, an attached garage, and a private driveway.

Dalkeith's excellent amenities lie within easy reach of the property, such as shops (including major supermarkets), primary and secondary schooling, transport links (including road links, bus services, and a train station), and a wealth of green space, including a beautiful country park.





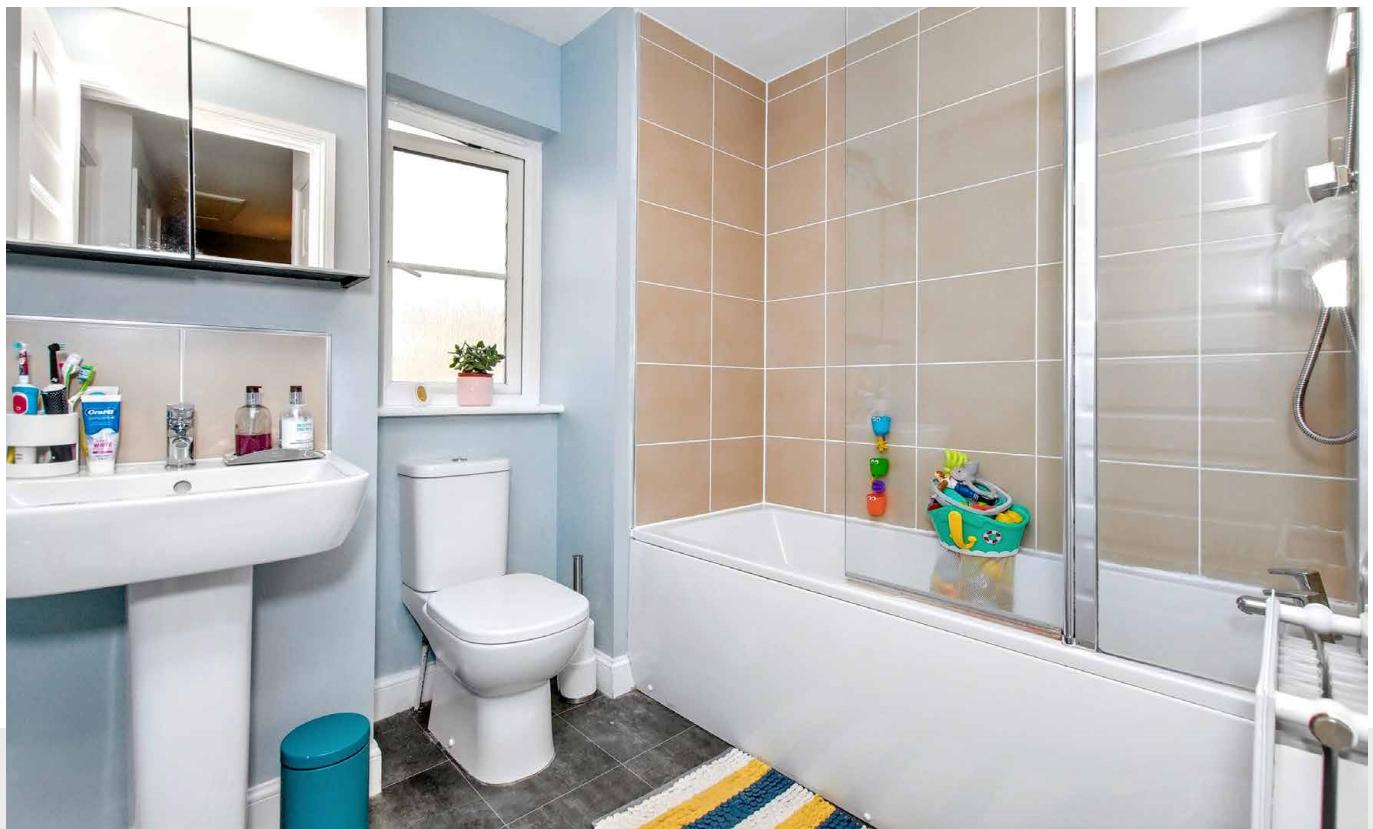
**C**EPC
RATING**E**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached house in Dalkeith
- Part of an attractive modern development
- Entrance hallway
- Spacious living room with built-in storage
- Generous dining kitchen with utility room and WC
- Four double bedrooms (one with a built-in wardrobe)
- One en-suite shower room
- Family bathroom with shower-over-bath
- Good-sized, sunny rear garden
- Attached single garage and private driveway







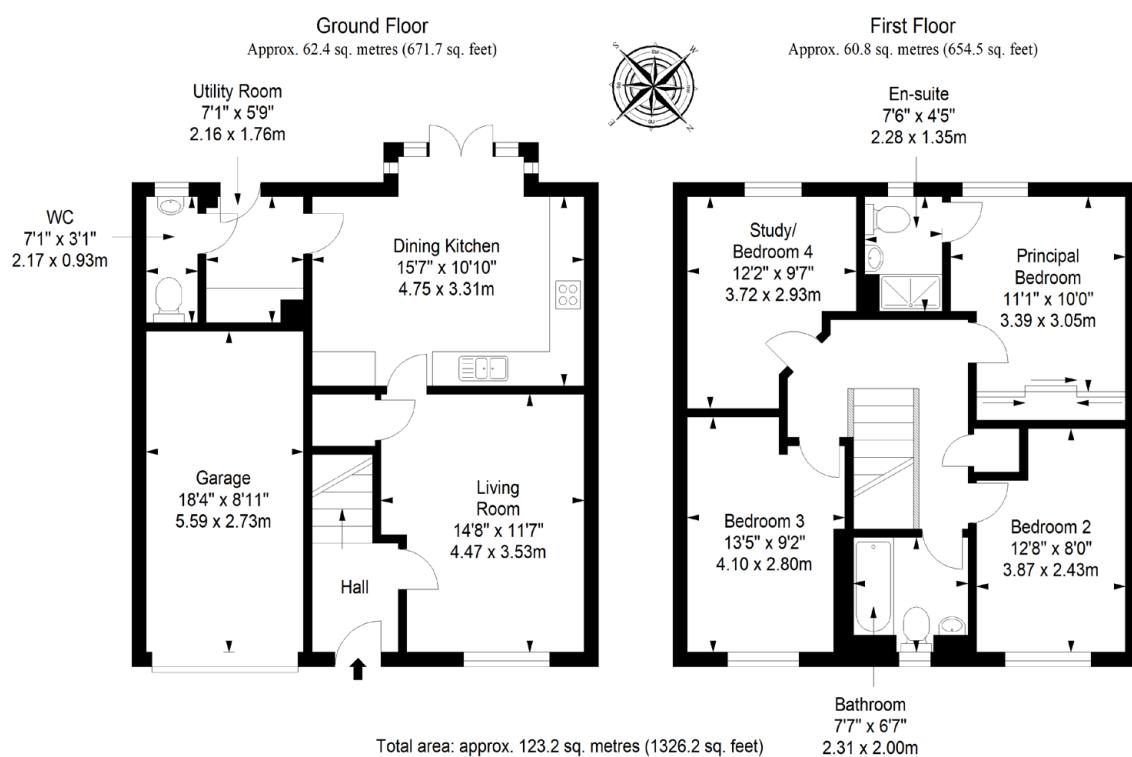
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Ross & Liddell and the annual charge is around £68.



DALKEITH

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station. With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby. Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges and secret tunnels! Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network.



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