



15 Cowdenfoot Gardens, Dalkeith, Midlothian, EH22 2FA

Immaculately Presented, Three-Bedroom, Semi-Detached Home

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Property Description

Immaculately presented, three-bedroom, semi-detached, home, with gardens, a driveway and a garage. Situated adjacent to a shared green, in a maintained, family-orientated, residential development, on the outskirts of Dalkeith, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, utility room, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Finished in light neutral decor and in move-in condition, this desirable family home features a stylish, integrated kitchen and modern bathroom suites. In addition, there is HIVE gas central heating, double glazing and superb storage, including a loft.

Externally, there is a lawn, a double driveway and an EV point to the front whilst, to the rear, is a lawn, with a paved patio.

The development also offers additional, unrestricted, on-street parking and well-maintained, communal ground, including large open greens.

A bright, welcoming entrance hall leads into a tastefully presented living room on the left, finished with modern, neutral tones and offering ample, versatile space for freestanding furniture. Leading off the reception room, a kitchen provides space for seated dining and opens into the garden via French doors. The kitchen is fitted with gloss-white units and wood-effect worktops, whilst appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. An adjoining utility room includes space for a washing machine and a dryer and provides access to a WC and the garden.

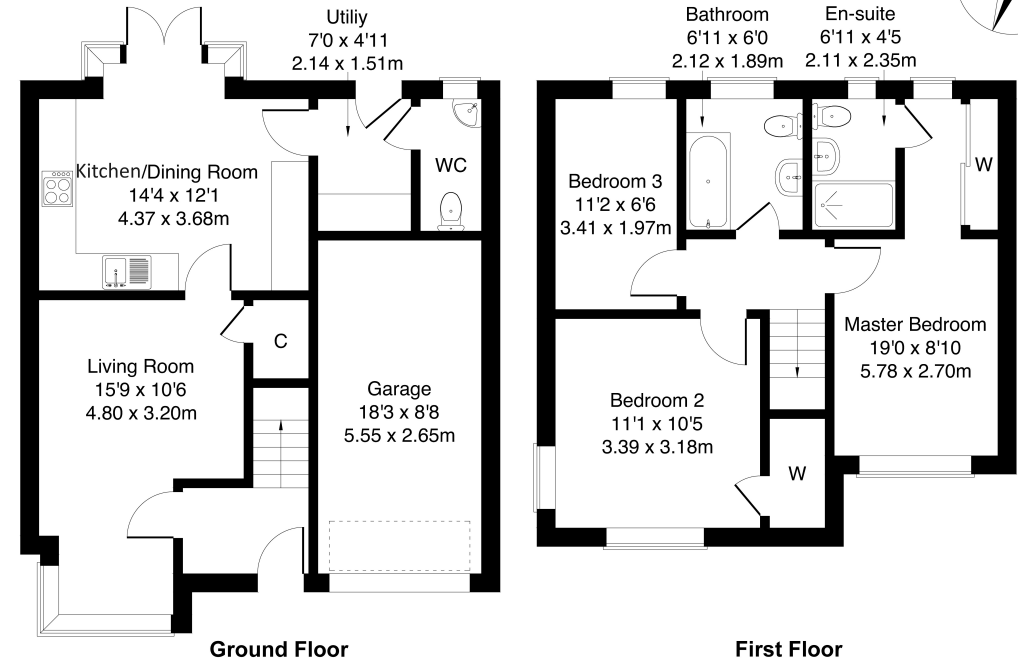
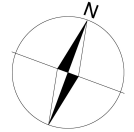
Set to either aspect, upstairs, three well-proportioned, carpeted bedrooms continue the tasteful presentation and modern finish of the living space, with two of the bedrooms benefiting from integrated wardrobe storage and the master bedroom further benefiting from an en-suite shower room.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (1119 sq ft - 104 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

