



## 28 Cowdenfoot Gardens, Dalkeith, Midlothian, EH22 2FA

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Garage & Driveway

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# Property Description

Immaculately-presented and spacious, south-facing, modern four-bedroom family home with gardens, an integrated garage, and a driveway. Within a maintained and family-orientated residential development on the outskirts of Dalkeith, Midlothian.

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

Ready-to-move-in and finished in contemporary decor, this desirable family home features quality fixtures and fittings throughout.

Highlights include a modern integrated kitchen, stylish bathroom suites, quality LVT flooring for the lounge, tiled flooring for the dining/kitchen, and contemporary lighting. In addition, there are multiple TV points, gas central heating, double glazing, and superb storage spaces including a loft and a garage. The garage has epoxy flooring and rendered walls, and acts as a flexible office, 'man cave' or gym.

Externally, the property enjoys a well-maintained front lawn, a double driveway, and a private rear garden with both paved and gravelled patio areas, ideal for entertaining. The development further benefits from on-street and visitor parking, landscaped communal areas, and two picturesque village greens.

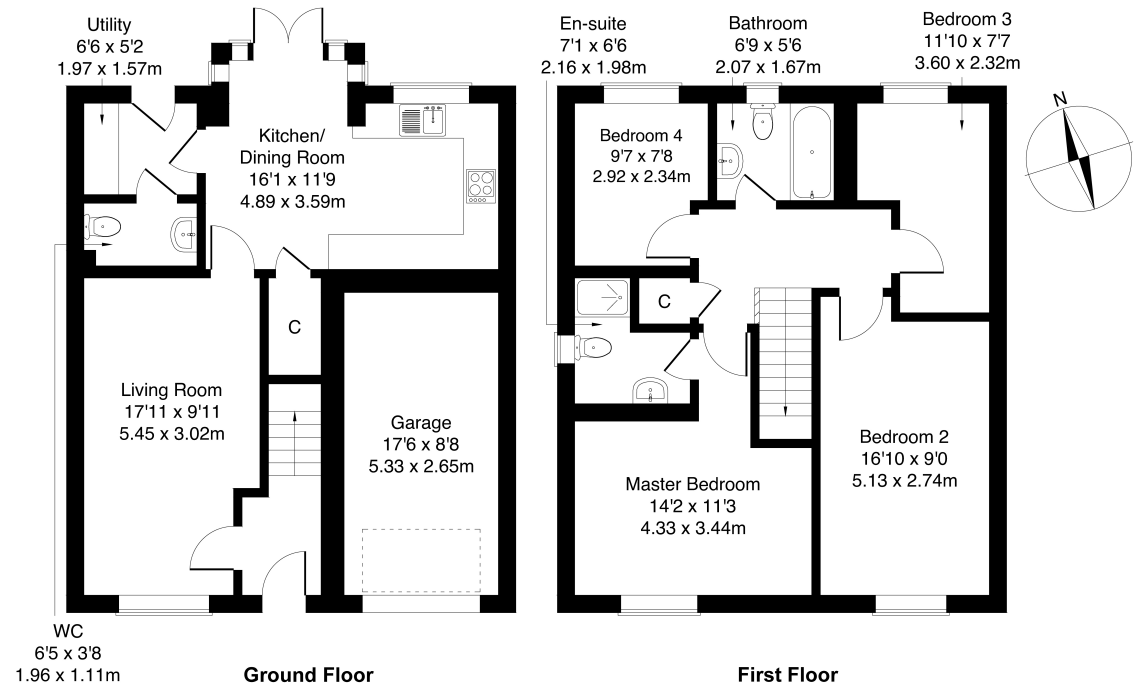
A welcoming hall opens into a south-facing living room featuring elegant herringbone LVT flooring and a wall-mounted TV point, seamlessly flowing into the open-plan dining/kitchen area with tiled flooring, modern spotlighting, and patio doors leading to the rear garden. The high-spec kitchen boasts stone-effect worktops, an integrated dishwasher, a fridge/freezer, a double oven, and a five-ring gas burner hob. Set off, there is a convenient ground-floor WC and utility cupboard, which provides further garden access.

Upstairs, a generous master bedroom is tastefully finished with mirrored wardrobes, carpeted flooring and a contemporary en-suite shower room. A second double bedroom with built-in storage sits at the front, while two further bedrooms offer flexible space for children or a home office. The stylish family bathroom completes the home and includes a mains shower over the bath and modern tiled splash walls.



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Approximate Gross Internal Area: (1313 sq ft - 122 sq m.)

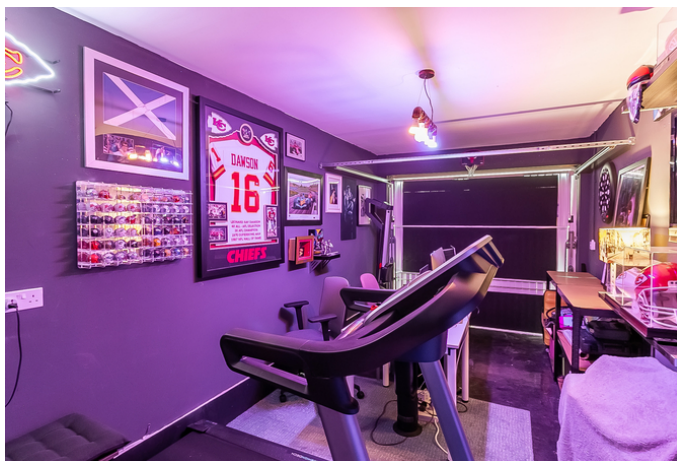


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description





Eskbank and Dalkeith, located in the heart of Midlothian just eight miles from Edinburgh city centre, offer an excellent range of local amenities, including supermarkets such as Morrison's and Lidl. The area is ideally positioned for commuters, with easy access to the city bypass, which connects quickly to central Edinburgh, surrounding areas, and some of the city's largest retail parks. Straiton Retail Park is nearby,

featuring a Sainsbury's, Boots, M&S Food, and a variety of other popular high-street stores, as well as one of Scotland's two IKEA locations. The area also benefits from a variety of good local schools, catering for both primary and secondary education. Additionally, there are frequent public transport services to and from Edinburgh and beyond, making travel convenient for residents.





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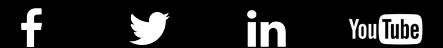
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Estate Agents and Solicitors



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