



14 Cowden View, Dalkeith, Midlothian, EH22 2HQ

www.mcdougallmcqueen.co.uk



Welcome to 14 Cowden View, 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 end-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. Presented in good clean condition throughout, the property benefits from double glazing, gas central heating, and private garden grounds. Viewing is by appointment and should be made at your earliest convenience.

- Popular residential location close to all amenities
- Hallway with storage
- Living and dining room with front and rear facing windows
- Fitted kitchen with a range of units, electric cooker and washing machine
- Upper hallway with side facing window and loft access
- Bedroom one with large picture window to the front and a handy over stair store cupboard
- Bedroom two with rear facing window, and built-in storage
- Family bathroom with three-piece suite
- Double glazing and gas central heating
- Private garden grounds which make the ideal space for outside entertaining



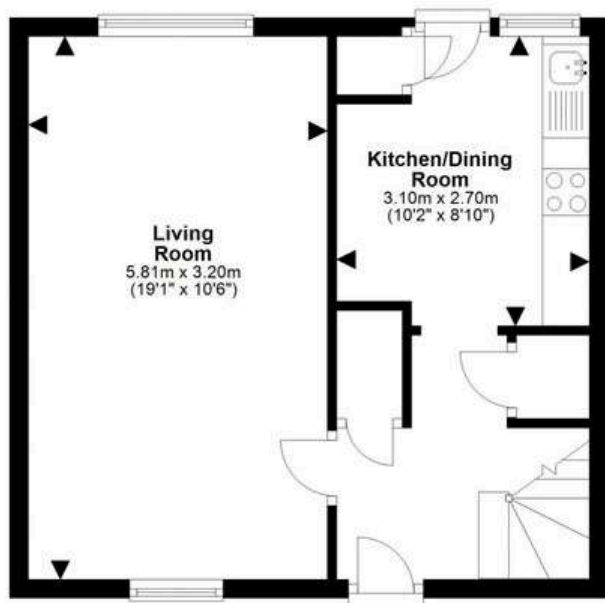
Location

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.

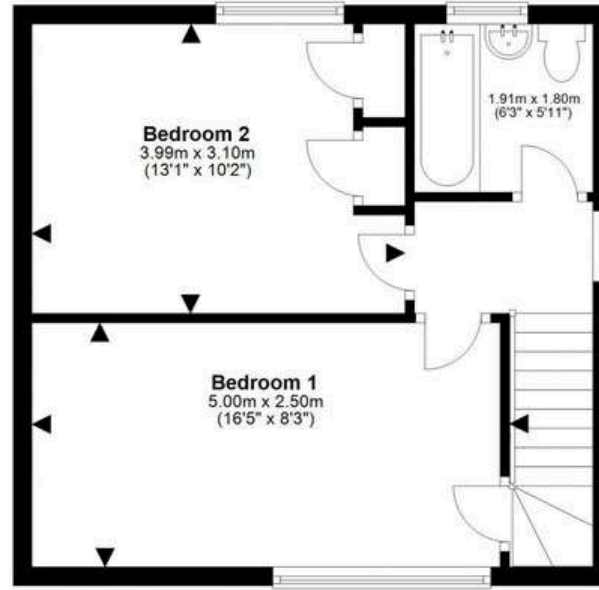
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, and any remaining white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

EPC Band - D



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.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

