



16 Cowden Terrace, Dalkeith, Midlothian, EH22 2HJ

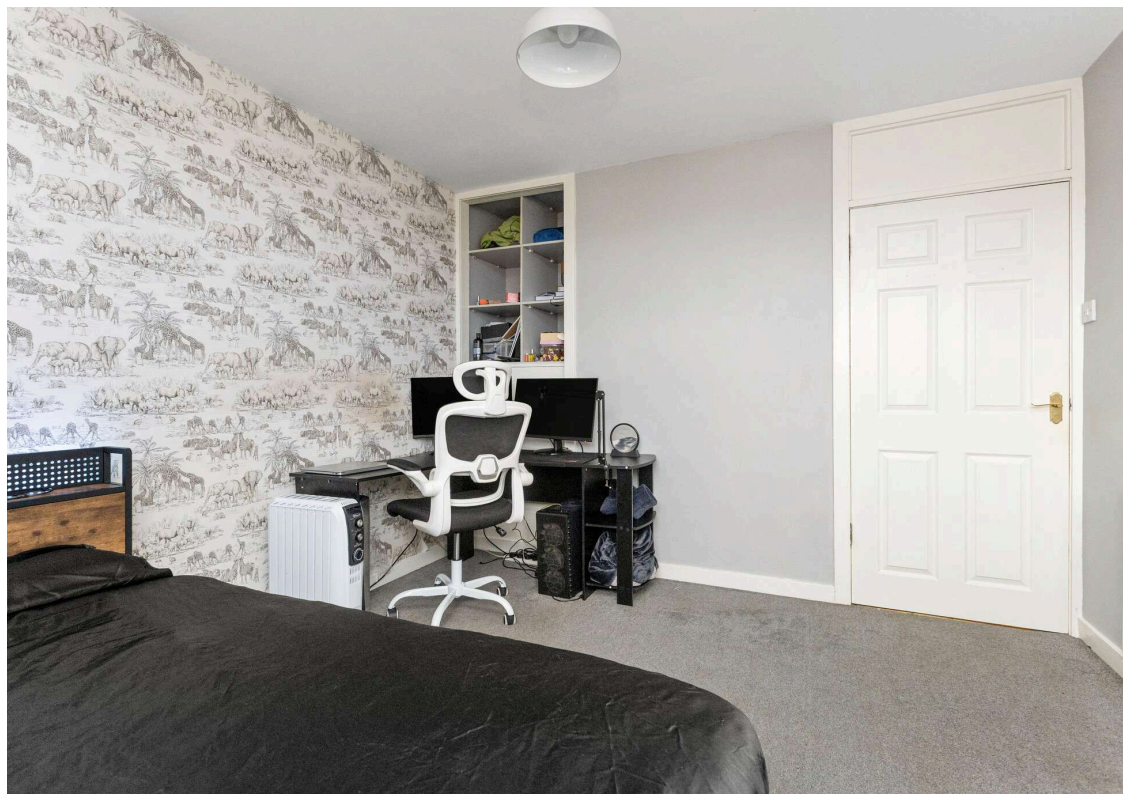


Welcome

Welcome to 16 Cowden Terrace, an exceptional opportunity to acquire a distinctive three-bedroom end-terraced townhouse within a well-established residential part of Dalkeith. This spacious and thoughtfully designed property offers flexible living accommodation, perfectly suited to families, first-time buyers, or investors. Ideally situated within easy walking distance to local schools and amenities, the home features garden grounds to both front and rear, a private driveway providing parking for two vehicles, and further on-street parking for visitors. Properties of this layout are seldom available in the area and are highly sought after. Early viewing is strongly recommended to fully appreciate all that this attractive townhouse has to offer.

- Enclosed porch entrance
- Hallway with storage
- Ground floor WC
- Dining kitchen with rear garden access, larder store cupboard, a range of wall and base units, integrated appliances, and free-standing white goods
- Mid floor landing
- Bright living room with rear facing window
- Bedroom with front facing window
- Upper hallway with built-in storage
- Bedroom with front facing window and over stair storage
- Bedroom with rear facing window
- Family bathroom with three-piece white suite with electric shower over the bath, wet wall panelling, and heated towel radiator
- Gas central heating and double glazing
- Driveway for off-street parking
- Garden grounds to the front and rear







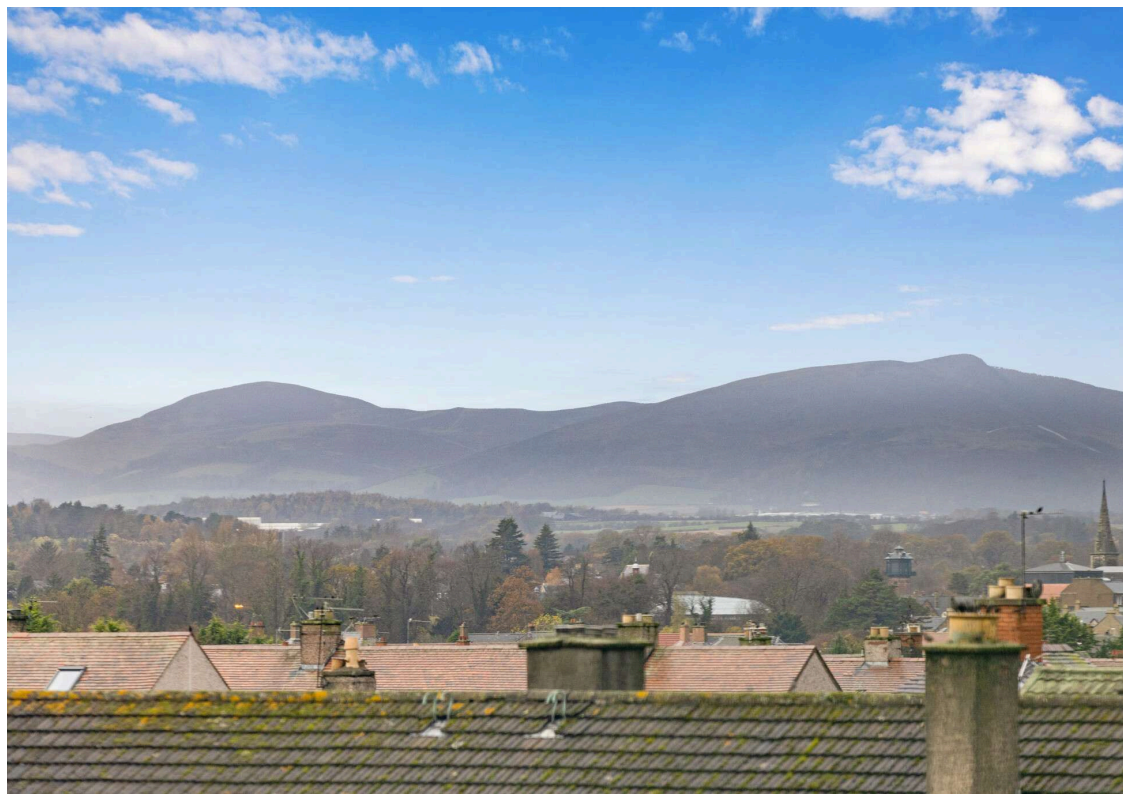
Dalkeith

Dalkeith is a popular town situated in Midlothian, offering a blend of traditional charm and modern convenience. The area boasts an excellent range of local amenities including shops, supermarkets, cafés, and restaurants, along with reputable primary and secondary schools. Residents benefit from easy access to Edinburgh city centre, both by road and public transport, making it ideal for commuters. There are also a variety of recreational facilities and green spaces nearby, including Dalkeith Country Park, providing opportunities for outdoor activities and family days out. The town's convenient location, coupled with its welcoming community atmosphere, makes Dalkeith a sought-after area for buyers seeking a balance between urban accessibility and a more relaxed lifestyle.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, and all integrated appliances. Other items may be available by negotiation. 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:

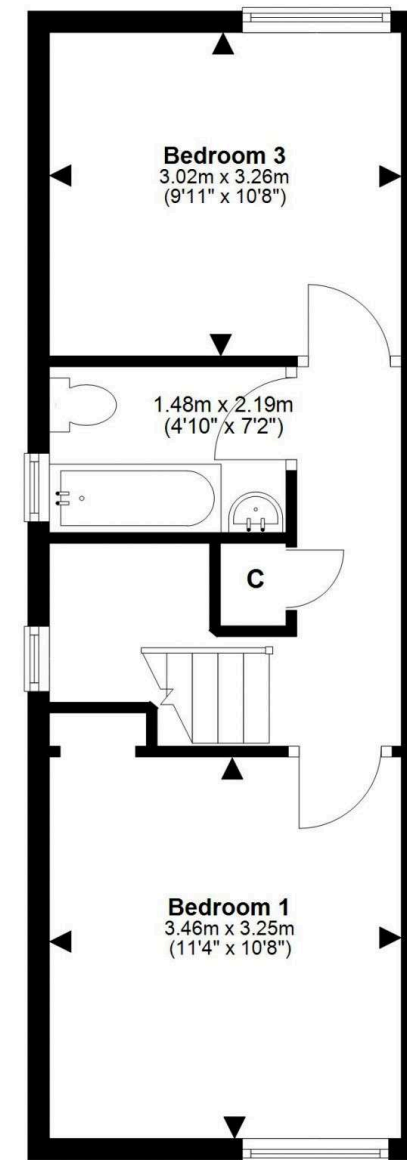
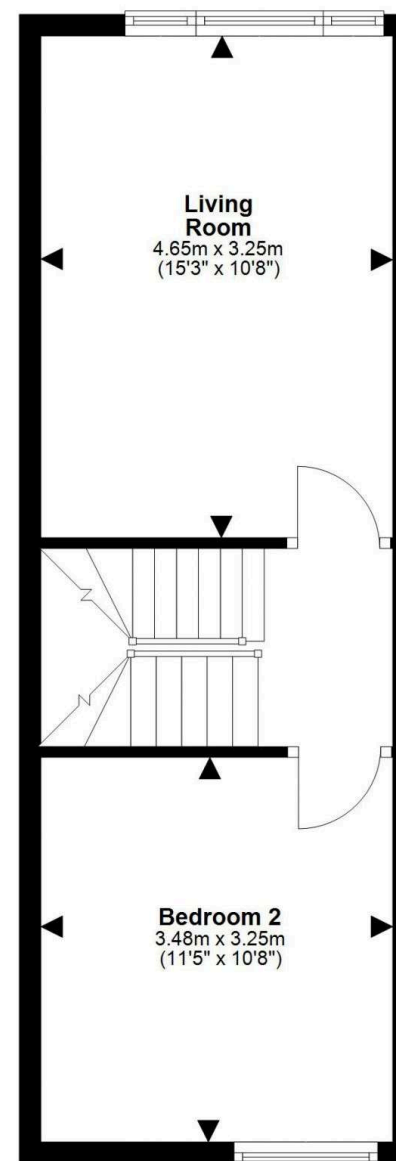
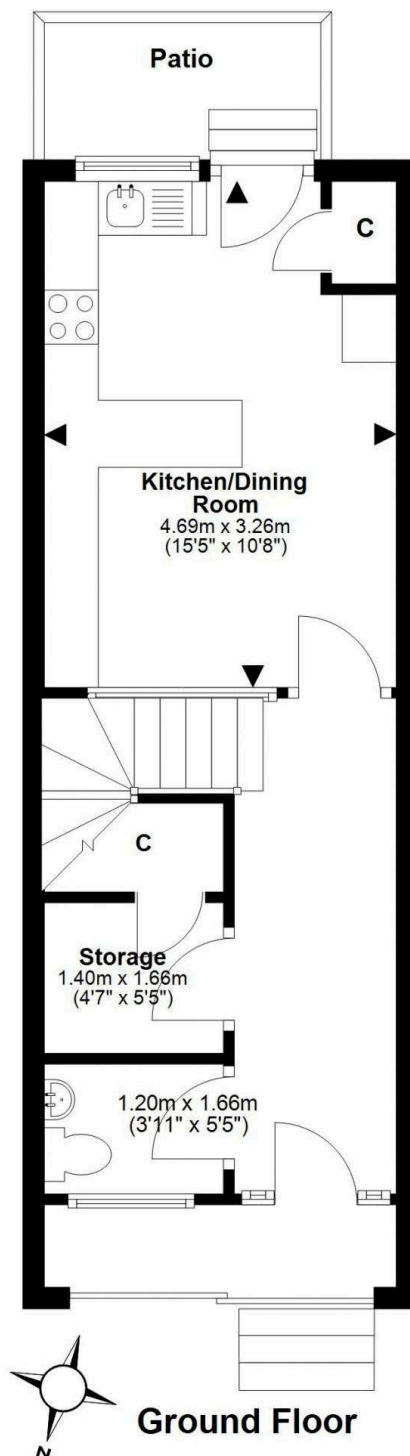
25-27 High Street, Dalkeith
EH22 1JB

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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