



31 Cowdenfoot Loan
DALKEITH | EH22 2FT


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Boasting views to Edinburgh Castle and Arthurs Seat, Warner's are delighted to present to market this exquisite four bedroom detached villa located in a sought after development, in the ever popular Midlothian town of Dalkeith. Commanding an enviable setting within a quiet cul-de-sac, this perfectly-proportioned home is a natural choice for a growing family. This charming property offers a luxurious and comfortable living experience, designed to meet the needs of modern family life.

Upon entering, you'll be greeted by a welcoming hallway, which gives the sense of spaciousness and elegance and also comes with a handy downstairs WC off. The ground floor boasts a generously sized living room with a feature fireplace, providing a cosy central focal point. Separate to the living room, you'll find a generously sized kitchen/dining room. This space is not only functional but also designed with style in mind. The kitchen area is equipped with high-quality appliances, floor lighting, that all important wine fridge and an abundance of cabinet storage, making it a joy for any home chef. French doors lead from the dining area to the rear garden, creating a seamless transition between indoor and outdoor living. For added convenience, the ground floor also features a separate utility room, accessible from the kitchen. Following on from the Kitchen/Dining room there is an additional reception room which is currently utilised as a family room, but would also make an ideal home office, giving this fantastic home a degree of flexibility.

Moving to the upper level, you'll discover four double bedrooms, each offering comfort and privacy. The master bedroom is a true highlight, featuring an en-suite shower room, Juliet balcony and integrated twin wardrobes. This private oasis provides a serene escape for the homeowners, complete with modern fixtures and finishes. A further double bedroom enjoys en-suite facilities and an integrated wardrobe, the remaining two double bedrooms share a well-appointed family bathroom which features both a separate bath and shower, catering to different preferences for relaxation or quick refreshment.

Externally, the property is equally impressive, a generously sized mono-bloc driveway leads to an integral garage offering additional parking and storage options. The front and back gardens are thoughtfully landscaped, separate patio and decking areas in the fully enclosed rear garden is perfect for al fresco dining or simply enjoying the outdoors. Early viewing is recommended! In brief the property comprises:

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



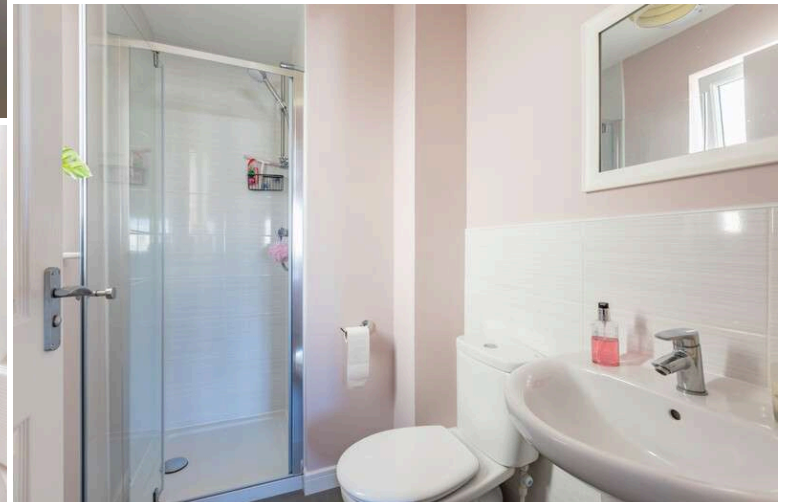


- Welcoming hallway & handy downstairs WC
- Light and spacious living room
- Contemporary stylish kitchen/dining room with French doors to garden and adjoining utility room
- Family room / home office / playroom
- Main bedroom with featuring Juliet balcony, en-suite and integrated storage
- Further three double bedrooms (one with ensuite)
- Landing with excellent storage and access to loft.
- Modern family bathroom featuring stylish four piece suite.
- Gas central heating and double glazing
- Single integral garage
- Private driveway
- Landscaped private front & rear gardens

All integrated appliances are included in the sale of the property. EPC: C



The popular Midlothian town of Dalkeith lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand, including a 24 hour Tesco store, Starbucks and Greggs Drive Thru at Hardengreen, whilst further shopping is available in Dalkeith town centre or nearby Bonnyrigg. The immediate vicinity lends itself to restful country walks, including within Dalkeith Country Park, and there is a choice of golf courses. Schooling is well represented from nursery to senior level, with the Jewel & Esk College's Midlothian Campus also easily accessible. An efficient public transport network is on hand, which operates to other areas such as Edinburgh City Centre and the Borders Railway link has a station at nearby Eskbank.







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