



5 Cowdenfoot Grove  
DALKEITH | EH22 2FW

  
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Nestled in a quiet cul-de-sac in the heart of Dalkeith, Midlothian, this stunning detached family home offers spacious and versatile living, perfect for modern family life. Boasting a thoughtfully designed layout, the property features a bright and welcoming living room, which can also serve as a fifth large double bedroom, and a stylish garage conversion that now functions as a generous family room with two large windows. The contemporary kitchen/diner is a true highlight, offering ample amenities and French doors that open onto the beautifully maintained rear garden. A separate utility room and convenient downstairs W/C complete the ground floor.

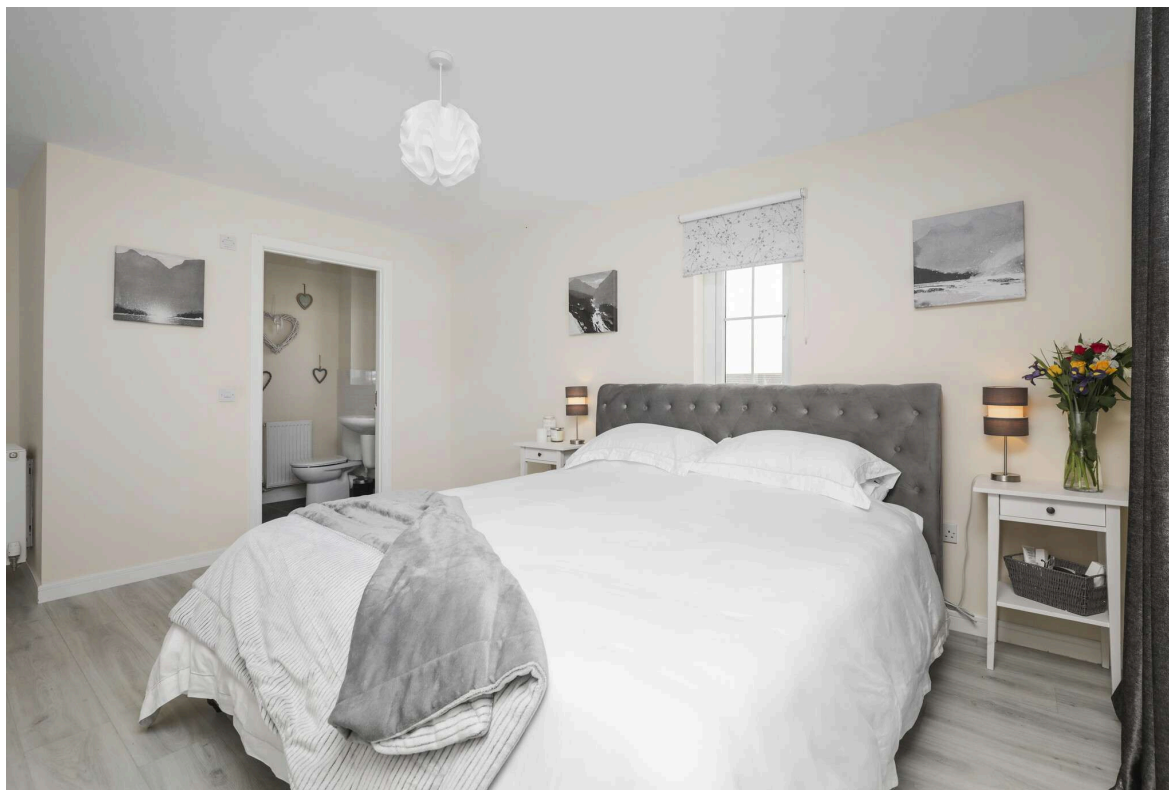
Upstairs, the expansive master bedroom includes built-in mirrored wardrobes and a sleek En-suite shower room. The second bedroom also benefits from its own En-suite mirrored wardrobes and a handy storage cupboard. Two additional well-proportioned double bedrooms provide plenty of space and built in storage while the modern family bathroom boasts a W/C, sink, bath, and separate shower unit.

Externally, the home is equally impressive, featuring a driveway, a neatly maintained front lawn, and a large south facing enclosed rear garden with a patio area, built in storage, lawn, and rockery—perfect for relaxing or entertaining. Additional benefits include double glazing, gas central heating, and uninterrupted breath-taking views over the picturesque Pentland Hills and Arthur Seat.

This fantastic property is a must-see for families seeking space, comfort, and a scenic setting in a highly desirable location.

- Versatile layout: Living room/5th bedroom, garage converted to family room.
- Modern kitchen/diner: Leads to garden.
- Master suite: En-suite, mirrored wardrobes.
- Second En-suite bedroom: Extra storage.
- Great exterior: Driveway, front lawn, large garden.
- Modern amenities: Double glazing, gas heating, Pentland Hills views.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All blinds, light fittings, dishwasher, fridge freezer and oven included in sale. EPC Rating B.

There are currently no factoring charges associated with this property, subject to change.

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.

