










Offers Over

**£310,000**

## 23 Cowdenfoot Loan

Dalkeith | Midlothian | EH22 2FT

This modern detached three-bedroom house is presented in true move-in condition and offers an excellent family home with well-balanced living space both inside and out. The property is situated within a Cul – de – sac setting and benefits from attractive front and rear gardens, a private driveway, and an attached garage, combining comfort, practicality, and convenience.

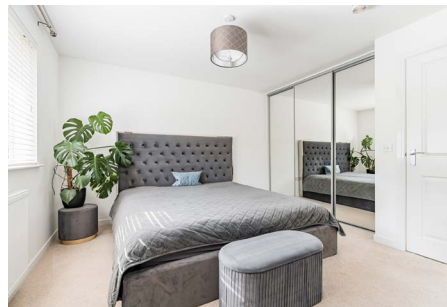
-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



## Description

The entrance vestibule provides a welcoming first impression and includes a convenient ground floor WC. The main reception room is dual aspect, creating a bright and airy atmosphere throughout the day. It features glazed doors opening to the rear garden, modern décor, and ample space for both lounge and dining furniture, with a staircase leading to the upper floor. The kitchen is fitted with soft grey wall and base units, offering a contemporary finish with integrated appliances. A tiled floor enhances durability and style, while a large built-in storage cupboard provides excellent practicality for everyday household needs.

Upstairs, the principal bedroom is a generous double with rear aspect views. It benefits from triple mirrored built-in wardrobes and a luxury en-suite shower room, creating a private and comfortable retreat. The second bedroom is also a double, featuring carpeted flooring and mirrored built-in wardrobes. The third bedroom is a compact double, located to the front of the property and finished in a modern, neutral style. The main family bathroom is fitted with a three-piece white suite and includes a Mira electric shower over the bath, combining functionality with a clean, contemporary design.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property offers a driveway leading to a garage at the front, providing ample off-street parking. The rear garden is fully enclosed and thoughtfully landscaped, featuring a patio area, lawn, and raised planted borders, creating an ideal outdoor space for relaxation and entertaining.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

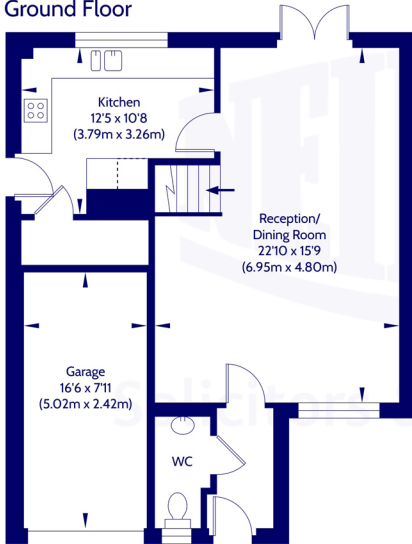
Situated within a modern development in the sought-after town of Dalkeith, this property enjoys a convenient and well-connected setting ideal for a range of buyers. The location offers easy access to an excellent selection of local amenities catering to everyday needs, including nearby shopping facilities such as Sainsbury's Local, along with cafés, leisure facilities, and essential services. For commuters, the property is perfectly positioned with swift access to key transport routes including the A7, A68, and the Edinburgh City Bypass, providing convenient connections to surrounding areas and beyond. Regular public transport services operate throughout the area, offering direct links to neighbouring districts and Edinburgh city centre. In addition, Eskbank railway station provides rail connections to both the Borders region and Edinburgh, making travel straightforward for work or leisure. The area is particularly appealing to families, benefiting from a strong range of educational facilities from nursery through to secondary level, all within easy reach.



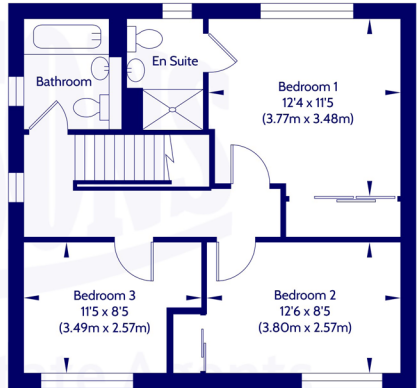


Approx. Gross Internal Floor Area 103 Sq M / 1108 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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