



31 Cowden Crescent  
Dalkeith, EH22 2HG

**deans**   
Solicitors & Estate Agents LLP



## MID TERRACED HOUSE

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



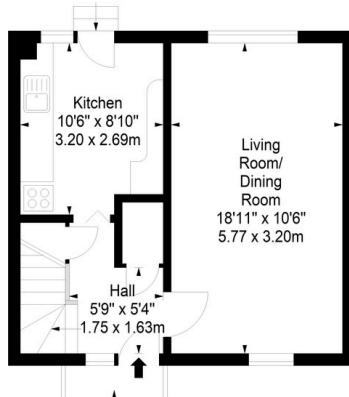
Nestled in a quiet residential area, this well-proportioned mid-terraced house is ideally positioned in the sought-after Midlothian town of Dalkeith. The property is close to a wide range of local amenities, including shops, bars and cafés. There are excellent bus routes to the city centre, and the city bypass is easily accessible. The accommodation would benefit from upgrading and comprises; a welcoming entrance vestibule, spacious living room, kitchen, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there are private gardens to the front and rear of the property with free on-street parking available. The property features double glazing and gas central heating. Included in the sale is the washing machine and cooker. All appliances included in the sale are sold as seen with no warranty provided.



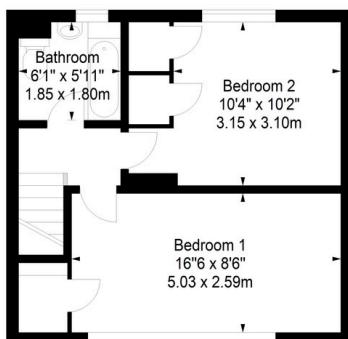
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Approx. Gross Internal Area  
750 Sq Ft - 69.68 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



**Disclaimer:** Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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