



Solicitors & Estate Agents










Offers Over

£335,000

38 Cowdenfoot Gardens

Dalkeith | Midlothian | EH22 2FA

Detached family home sits within a modern yet well-established development, offering both comfort and convenience. The property benefits from a private driveway and secure, fully enclosed gardens, making it ideal for families. It is well positioned for easy access to local amenities and transport links.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms & WC
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

Upon entering the property, a welcoming hallway leads to a carpeted staircase, setting the tone for the well-maintained interior. To the front of the home, the main reception room features neutral décor and carpeting, creating a bright and comfortable living space. In addition, there is a separate lounge area which offers flexibility and could easily be used as a playroom, study, or hobby room depending on individual needs. The heart of the home is the spacious dining kitchen, fitted with a range of wall and base units and complemented by integrated appliances including a fridge freezer, dishwasher, double oven, and a five-ring gas hob. Thoughtful touches such as under-cabinet and floor-level lighting enhance the space. A separate utility room provides additional practicality and includes a WC. The dining area benefits from double glazed doors that open directly onto the rear garden, allowing for seamless indoor-outdoor living. Upstairs, the principal bedroom is positioned to the front and features fitted wardrobes designed by Sharps, along with carpeting and a modern en-suite shower room. A second double bedroom, also front-facing, is finished with neutral décor and carpet. Positioned to the rear of the property are two additional bedrooms. One is currently utilised as a home office and features neutral décor along with laminate flooring, creating a bright and practical workspace. The second is arranged as a dressing room and benefits from soft carpet flooring, offering a comfortable and versatile space that could easily adapt to a variety of uses. The family bathroom is fitted with a contemporary three-piece white suite, complete with a thermostatic shower over the bath and a chrome towel rail. Further storage is available within the attic space, which has been largely floored to provide practical and easily accessible storage. The area also benefits from fitted shelving, offering an ideal solution for organising seasonal items, household belongings, or additional storage needs.



The development is maintained and managed by the factor, Ross & Liddell, at an approximate cost of £17 per month.

Extras

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

Gardens & Driveway

Externally, the property benefits from a two-car driveway to the front. The rear garden is fully enclosed, making it safe and family-friendly, and features a combination of patio and lawn areas, ideal for both relaxing and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





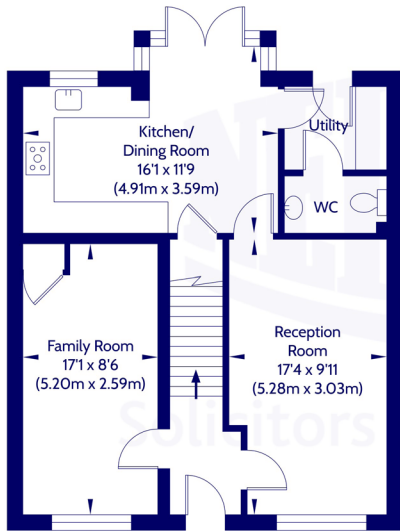
Location

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.

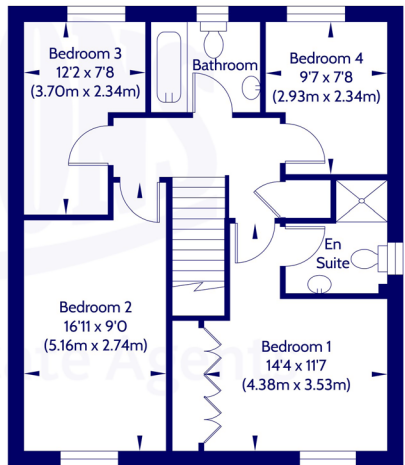




Approx. Gross Internal Floor Area 117 Sq M / 1257 Sq Ft.



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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