



**McEwan Fraser Legal**

Solicitors & Estate Agents

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# 17 Cowdenfoot Gardens

DALKEITH, MIDLOTHIAN, EH22 2FA



# Dalkeith

MIDLOTHIAN, EH22 2FA

Dalkeith is a thriving town in the county of Midlothian some eight miles from Edinburgh's City Centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west. Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of a few minutes and thereafter, every major trunk route is within the easiest possible reach. Eskbank station is just a 10-minute drive from the property giving access to the borders railway line for venturing into the capital. Dalkeith would, therefore, be a convenient location for anyone requiring to travel via rail or the motorway networks of east, west and central Scotland, perhaps in connection with their job. There are regular and frequent bus services to Edinburgh's City Centre and the trip can often take less than twenty minutes except at peak times.

As well as local amenities and a fitness centre, families can enjoy many leisurely activities, with Dalkeith country park, Kings Park, a soft play and trampoline centre all within close proximity.

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McEwan Fraser is delighted to present this superb semi-detached house to the market. Offered to the marketing in excellent internal order and located in a sought after modern development by Barratt Homes, this 'Airth' style house enjoys excellent proportions and has benefited from a further garage conversion. Accommodation stretches to two ample public rooms, a generous dining kitchen, utility room, master bedroom with en-suite, two further bedrooms and master bathroom. The house also benefits from an ample rear garden with a large deck and lawn, double driveway, gas central heating and double glazing.

On entering the property, a central hallway gives access to the dining room, main lounge and staircase to the first floor. The first thing that will capture your attention is the extremely contemporary feel to the decor which is complimented by quality laminate flooring. The dining room on your left is naturally bright and can happily accommodate an eight seat dining table. The space on offer gives great flexibility and the dining room would be equally at home as formal lounge or family room. The main lounge to the right benefits from a dual aspect, excellent proportions and a similar contemporary theme to the decor. There is plenty of room for a larger style sofa and plenty of additional free standing furniture. A door from the lounge opens in to the generous dining kitchen which has been upgraded beyond the

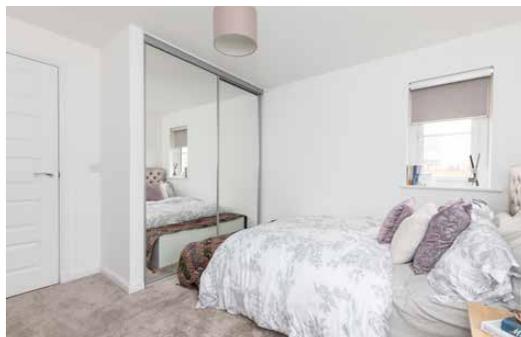
builders traditional specifications and includes French doors opening onto the rear garden. The kitchen includes an ample range of base and wall mounted units topped off with stone work surfaces. There is plenty of prep and storage space alongside an induction hob, oven, grill, integrated fridge freezer and dishwasher. Laundry facilities are in the attached utility room which also gives access to a ground floor WC.

Climbing the stairs, the first floor landing gives access to the master suite, two further bedrooms, the master bathroom and a large loft space for additional storage if needed. The master suite runs front to back with the dual aspect making for a naturally bright and warm room. There is plenty of space for a larger style double bed with supporting furniture, a dressing area with substantial integrated wardrobes and an attached en-suite shower room. The en-suite enjoys contemporary tiling and a large double shower. The second bedroom also enjoys integrated wardrobes. Internal accommodation completed by the master bathroom which includes a three piece suite, shower over bath, contemporary tiling and boasts great natural light levels.

As a modern build, the property will still be under its NHBC warranty giving a purchaser that extra peace of mind.

Internal viewing highly recommended.





# Specifications & Details

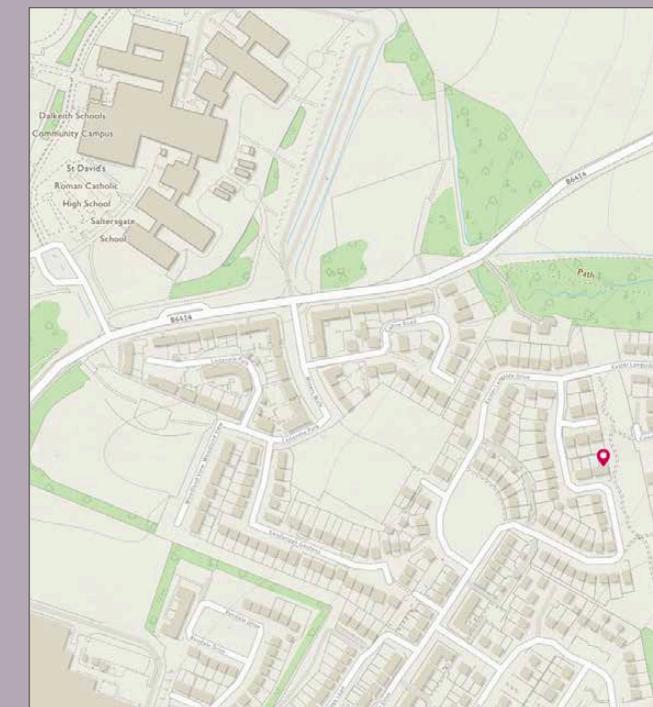
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.80m (15'9") x 3.20m (10'6") |
| Kitchen     | 4.36m (14'4") x 3.68m (12'1") |
| Dining Room | 5.39m (17'8") x 2.52m (8'3")  |
| WC          | 2.15m (7'1") x 1.06m (3'6")   |
| Utility     | 2.15m (7'1") x 1.55m (5'1")   |
| Bathroom    | 2.11m (6'11") x 1.89m (6'2")  |
| Bedroom 1   | 5.78m (19') x 2.71m (8'11")   |
| En-suite    | 2.11m (6'11") x 1.36m (4'6")  |
| Bedroom 2   | 3.40m (11'2") x 3.21m (10'6") |
| Bedroom 3   | 3.40m (11'2") x 1.97m (6'6")  |
| Bathroom    | 2.11m (6'11") x 1.89m (6'2")  |

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup> | EPC Rating: B





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