




McEwan Fraser Legal
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23 Cowdenfoot Loan

DALKEITH, MIDLOTHIAN, EH22 2FT



THE LOCATION

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. 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.





THE PROPERTY

McEwan Fraser is delighted to present this superb three bedroom detached house to the market. Offered to the marketing in excellent internal order and located in a sought after modern development by Bellway Homes, this property enjoys excellent proportions throughout. The accommodation comprises a dual aspect lounge diner, a generous kitchen, master bedroom with en-suite, two further bedrooms, family bathroom and an integral garage. The house also benefits from beautifully landscaped front and rear gardens, a double driveway, gas central heating, double glazing and the remainder of its original NHBC warranty.

On entering the property, the hallway gives access to a WC and opens into the main lounge. There is a generous dual aspect room with picture window to the front and French doors to the rear offering excellent natural light. The space on offer gives endless flexibility and there is ample space for a large suite and dining table. A door from the lounge opens into the contemporary kitchen. There is plenty of prep and storage space for the aspiring chef alongside. The gas hob, double oven, fridge freezer and dishwasher are all integrated and there is further space for a free-standing washing machine. There is also a large storage cupboard.



Climbing the stairs, the wide landing enjoys its own natural light and gives access to the master bedroom, two further double bedrooms, family bathroom and a large floored loft space for additional storage if needed. The rear-facing master bedroom is particularly generous and includes integrated wardrobes and plenty of floor space for additional free-standing furniture. The master bedroom further benefits from a contemporary en-suite shower room

which includes a double shower. The second and third bedroom are both front-facing doubles with the second bedroom also benefiting from integrated wardrobes. Internal accommodation completed by the master bathroom which is partially tiled and includes a three-piece white suite and shower over bath.

This is a quality property and viewing is highly recommended.

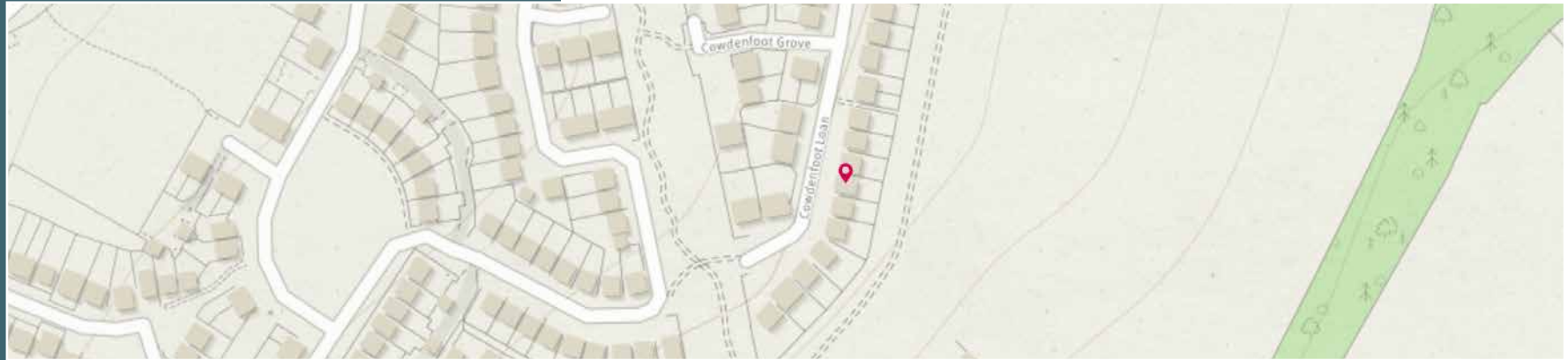
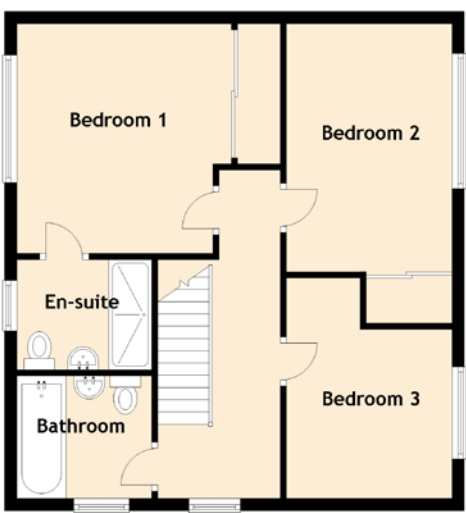
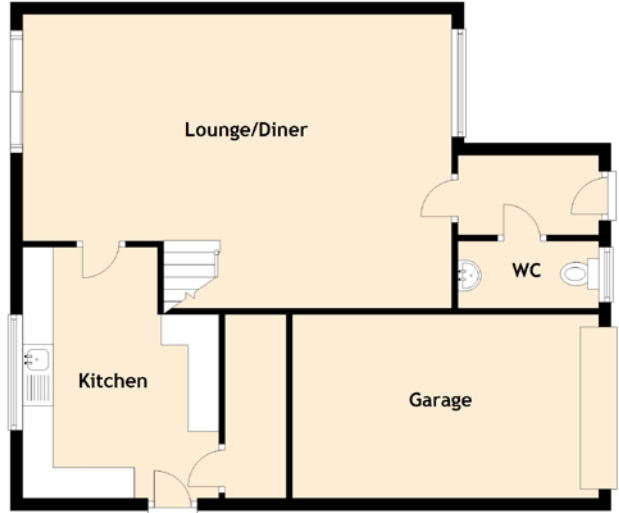


FLOOR PLAN & PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.00m (23') x 4.80m (15'9")
Kitchen	3.80m (12'6") x 3.20m (10'6")
WC	2.30m (7'7") x 1.10m (3'7")
Garage	5.00m (16'5") x 3.00m (9'10")
Bedroom 1	3.75m (12'4") x 3.50m (11'6")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 2	3.90m (12'10") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 101m²
EPC Rating: C





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