



Solicitors & Estate Agents



13 Cowdenfoot Gardens

Dalkeith | Midlothian | EH22 2FA

This impressive and beautifully presented three bedroom semi detached villa enjoys a delightful private rear garden, 2-car driveway and single integral garage. Forming part of a highly-desirable, established modern development on the outskirts of Dalkeith, the property is ideally positioned for easy access to a wide range of amenities, schooling and excellent transport links.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - E



Description

Presented to the market in true move in condition, this stylish and light filled family home is sure to appeal to a variety of buyers, including families and professionals seeking a well presented property within a peaceful and desirable modern development. The accommodation comprises; welcoming entrance hallway leading to a generously proportioned front facing reception room, complete with useful understairs storage. To the rear, the spacious dining kitchen provides an excellent hub for everyday family life and entertaining with French doors leading directly to the sizeable decked patio, creating a superb connection between the indoor and outdoor spaces. Fitted with a modern range of wall and base units, Induction hob, electric oven, hood and integrated dishwasher. A useful utility room provides additional practical space and provides additional access to the rear garden, while a convenient two piece WC completes the ground floor accommodation. A carpeted staircase from the hallway leads to the upper landing, which in turn provides access to the three well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an upgraded ensuite shower room featuring a contemporary rainfall dual shower. The renovated family bathroom is finished with a stylish contemporary white suite. Further benefits include an insulated attic, gas central heating with combi boiler and a Nest heating control system together with double glazing. Early viewing is highly recommended to fully appreciate the quality, presentation and appealing family accommodation on offer.



The communal areas and garden grounds are maintained by Ross & Liddell at cost of approximately £85 per quarter.

Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the Induction hob, oven, hood and integrated dishwasher.

Externally

There is a sizeable monoblock driveway located to the front, providing off-street parking for two vehicles and lead to the single integral garage with power and light. Side access leads to the fully enclosed, private rear garden a delightful space with an expanse of lawn, garden shed and an extensive decked patio, with cleverly designed sheltered pergola with sliding door.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

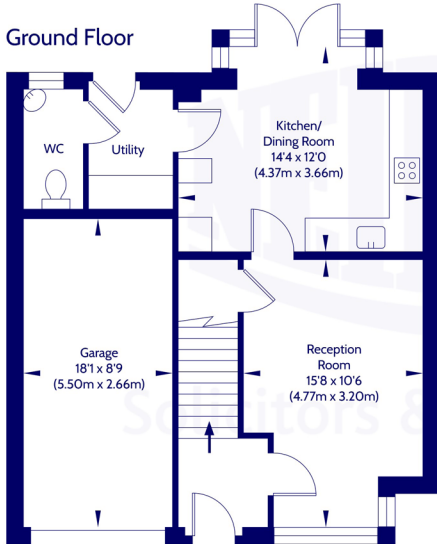
Cowdenfoot Gardens forms part of an exclusive modern development, enjoying a superb location within the popular Midlothian town of Dalkeith. There are a host of convenient day to day amenities within close proximity including a variety of supermarkets, cafes, pubs and high street shops, and the area is ideal for families with schooling ranging from nursery to secondary level. There are a host of leisure facilities in the surrounding area to enjoy, including a variety of golf courses, sport facilities and the iconic Dalkeith Country Park. The property is conveniently positioned for access to excellent commuting links with the A7, A68 and City of Edinburgh Bypass close at hand. Public transport is available in the area linking surrounding districts with the city centre. Train links can also be found at nearby Eskbank with connections to the Borders and Edinburgh



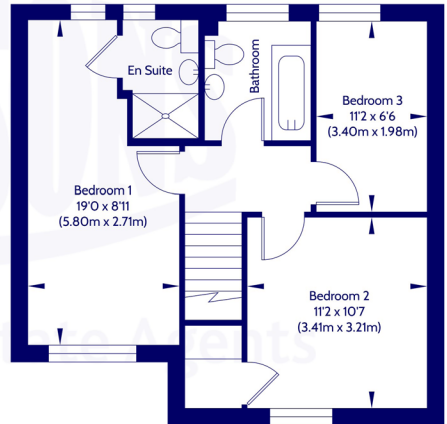


Approx. Gross Internal Floor Area 88 Sq M / 953 Sq Ft.

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.



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