

Thorntons
The right way to move

22 Cowdenfoot Gardens

Dalkeith, Midlothian,
EH22 2FA

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Property Summary

Enjoying an open outlook and a peaceful position within the development, this contemporary detached home offers bright, well-presented accommodation designed around modern family life. With four bedrooms, a generous dining kitchen and a principal en-suite, it provides a versatile layout with plenty of room for family time, entertaining and working from home. A welcoming entrance hall eads into the spacious living room, while the rear dining kitchen forms the heart of the home, offering ample space for family meals and French doors opening directly onto the garden. A separate utility room adds valuable everyday practicality. Upstairs, four bedrooms provide flexibility for family members, guests or home working. The principal bedroom benefits from an en-suite, while a modern bathroom serves the remaining bedrooms.

Features

- Contemporary detached house in Dalkeith
- Quiet position within a modern development
- Open outlook to the front
- Welcoming hall
- Bright front-facing living room
- Generous brigjht and sunny dining kitchen with French doors to the garden
- Utility room and WC
- Landing with storage
- Four bedrooms, one also ideal for home working
- Principal bedroom with en-suite shower room
- Modern family bathroom
- Private front and south-west facing rear garden
- Integral garage and private driveway
- Gas central heating and double glazing

















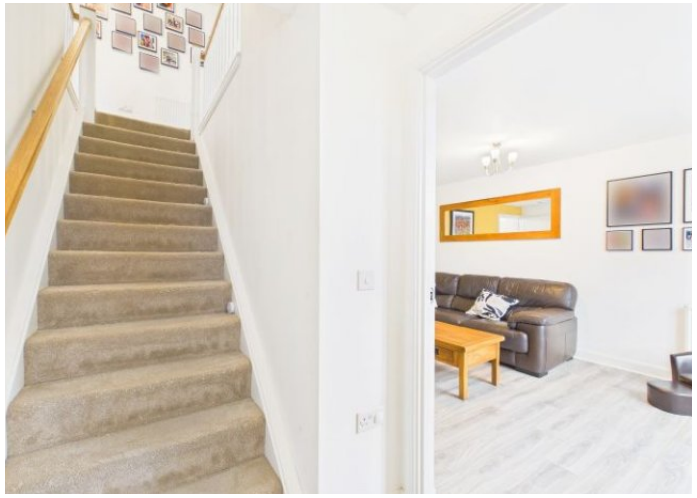


















The front and rear gardens enhance the home's family appeal, with the rear garden combining a lawn and patio to accommodate outdoor dining, children's play and relaxed everyday living.

An integral garage and private driveway provide valuable parking and storage, while gas central heating and double glazing ensure year-round comfort.

Extras: all fitted floor coverings, light fittings and integrated appliances are included in the sale.





Click here to take a virtual tour











Dalkeith

Nestled in the beautiful Midlothian countryside, yet just eight miles southeast of Edinburgh, the historic town of Dalkeith has seen its popularity soar in recent years, thanks to the reopening of the Borders Railway between the Scottish Borders and Edinburgh, calling at Eskbank station.

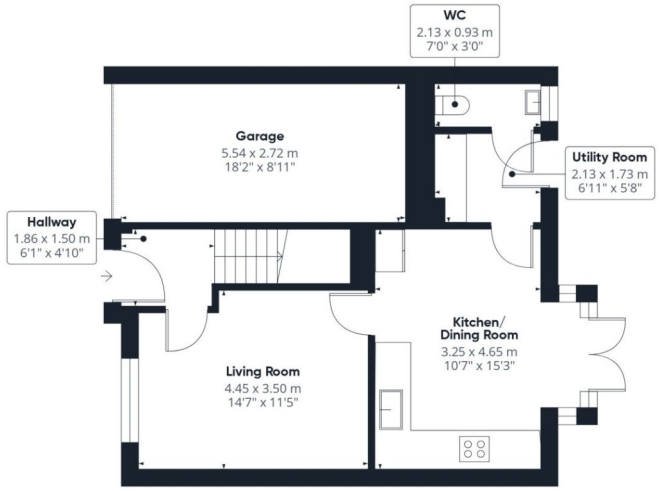
With its picturesque setting between the northern and southern forks of the River Esk, not to mention fantastic transport links and local amenities, Dalkeith is an ideal choice for families and professionals looking to escape the hustle and bustle of the capital. In the traditional town centre a diverse blend of independent shops and high-street retailers cater for everyday essentials, and these are supplemented by several large supermarkets nearby.

Residents of Dalkeith also have no shortage of outdoor pursuits right on their doorstep, from tranquil riverside walks to a relaxed round of golf at one of the many prestigious courses nearby. Dalkeith Country Park also promises a fun-filled family day out, with activities for all ages and interests.

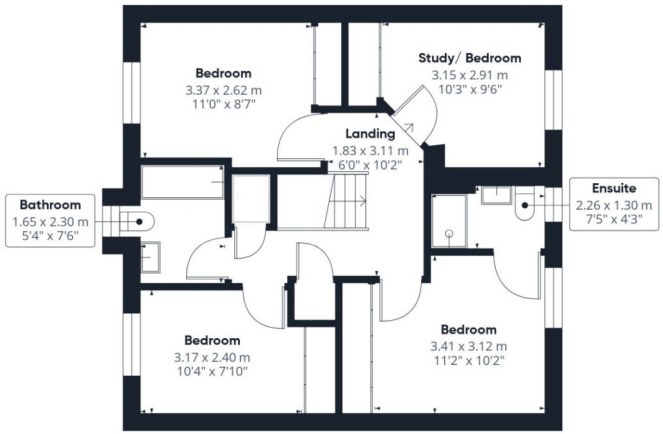
Excellent nursery and primary education is provided at a choice of local primary schools, followed by secondary education at the purpose-built Dalkeith Schools Community Campus, which accommodates Dalkeith High School and St. David's Roman Catholic High School. Dalkeith is exceptionally well connected, owing to comprehensive public bus services and rail links between Eskbank station and Edinburgh Waverley.

Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and theM8/M9 motorway network.

Floorplan



Main Floor





FLoor Level 2

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Approximate total area(1)

111.8 m²

1205 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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