



6 Cowden Crescent, Dalkeith, Midlothian, EH22 2HN

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Do not miss out, this property will make a superb family home or first-time purchase. McDougall McQueen are delighted to present to the market this spacious, three-bedroom end-terraced house with conservatory, situated in an excellent location, within a popular residential area of Dalkeith, Midlothian. The property is within walking distance to all schooling and local amenities is ideal for first time buyers and those with families. Presented in good clean condition throughout the property benefits from double glazing, gas central heating, garden grounds to the front, side, and rear, with a driveway providing off-street parking. Viewing is by appointment and should be conducted at your earliest convenience.

- Hallway with under stair store
- Living room with front facing window with electric fire and fire surround
- Fitted dining kitchen with a range of base and wall units, gas hob, extractor, oven, and all remaining white goods
- Conservatory with light, power, and heating
- Upper hallway with store cupboard, and loft access (loft mostly floored with light and power)
- Bedroom one with window to the front, full width fitted wardrobes, and double store cupboard
- Bedroom two with rear facing window, mirrored wardrobes, and wall mount storage
- Bedroom three with front facing window and open storage area
- Shower room with electric shower, wc and sink
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear, ideal for relaxation and outside entertaining



## Location

The property is located in the ever-popular Dalkeith area of Midlothian which lies within easy commuting distance of Edinburgh. It is well positioned in an ideal location to take advantage of a superb range of amenities including a Tesco Superstore, Morrisons supermarket, Lidl, Aldi, and the usual range of banks, building societies and post office facilities. Leisure wise the choice is excellent and includes several bars, restaurants and cafés. For the nature lover and sports conscious alike, Dalkeith Country Park and numerous golf courses are close by, and the surrounding countryside will undoubtedly afford hours of pleasure. Schooling is well catered for from nursery to senior level. An efficient public transport network operates throughout Dalkeith and further afield and the city by-pass provides easy access to the surrounding areas of Edinburgh and other motorway networks. The Borders and Edinburgh rail link also has many stations nearby providing easy access to Edinburgh city centre within 20 minutes

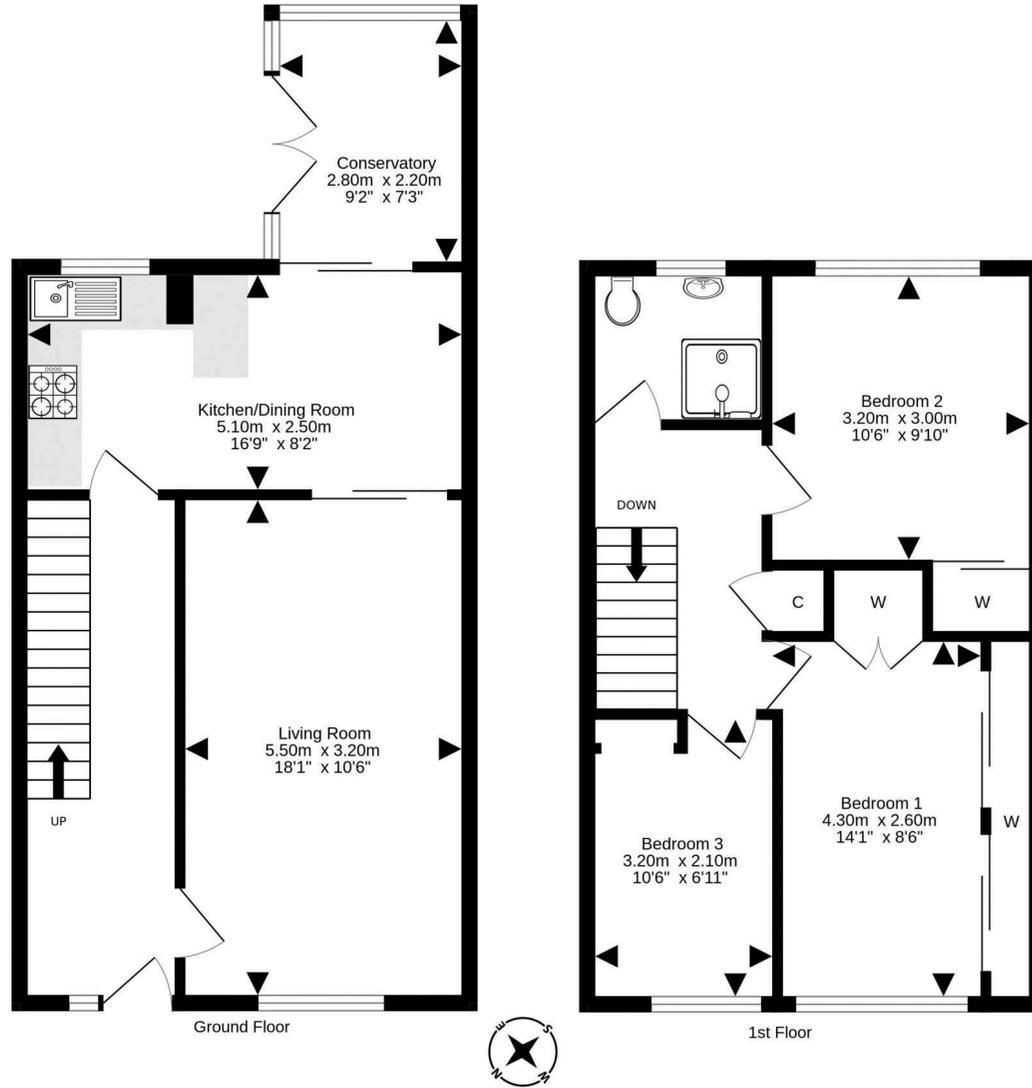
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and remaining free-standing white goods. No warranty applies to any integrated appliance, free standing white goods or any other movable items included in the sale.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

