



1 & 2 EASTER COWDEN COTTAGES, DALKEITH  
TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Viewings

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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

# 1 & 2 Easter Cowden Cottages | Dalkeith



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## Description

Originally built in 1925 as a pair of traditional Buccleuch Estates' farm cottages, this is now a highly desirable and attractive detached family house, set within its own extensive gardens and offering fabulous unrestricted views of Edinburgh and The Pentlands. It lies 11 miles from the centre of Edinburgh making it comfortably commutable.

Substantial in both design and quality, the house is in immaculate condition and has been recently redecorated throughout. The bright, well-proportioned accommodation, on two floors comprises, on the ground floor: spacious naturally lit hall, borrowing light from the Velux window on the stair, with a large built-in storage cupboard; west facing twin windowed sitting room with a further window overlooking the rear garden, the feature fire place houses an Aga multi-fuel stove; adjoining study, again overlooking the back garden that could feasibly be used as a fifth bedroom with its own en-suite wet room and storage facilities; dual aspect family room with original fire place; large modern kitchen, with room to accommodate a dining table and chairs, offering plentiful wall and floor mounted storage, work surfaces with tiled splash backs and integrated appliances and access to the original pantry; utility room, giving access to the rear garden, with washing machine and separate drier, sink and storage units and cupboard housing the boiler and; naturally lit bathroom with white three piece suite and additional separate shower cubicle.

On the first floor, the landing and corridor with twin windows, offering a spectacular view of the Pentlands, lead to four double bedrooms and a bathroom. The two larger double bedrooms both have built-in wardrobes

and are at each end of the house; the other two double bedrooms are in the centre of the house and both have Velux windows in their coombs; the naturally lit bathroom is partial tiled and has a three piece suite with a shower over the bath. There is a floored attic that is accessed from a hatch, with a folding ladder, in the ceiling of the first floor landing.

The house sits in about quarter of an acre, with a delightful east facing enclosed, with fences and hedges, back garden, with lawns at both extremities and a gravelled centre piece with a pergola, well established shrubs and trees; there is also, a very useful garden shed. To the front, there are lawns offset at both ends of the house, as well as space to park off the road.

## Location

The thriving Midlothian town of Dalkeith is approximately 2.5 miles (10 minute drive) to the West of the house and 11 miles (25 minute drive) South East of Edinburgh's city centre, thus making it easily commutable. Dalkeith provides good shopping and attracts people from outside the town to use its amenities. There are a variety of banking, building societies and Post Office services as well as a Sainsbury's Local, a Tesco and a Morrisons. Several of Edinburgh's private sector schools run private bus services from Eskbank and Loretto School at Musselburgh is within easy reach. Dalkeith is well served by public transport to and from the city centre. Trains from Eskbank Station take 15 to 20 minutes to Edinburgh and the City By-pass is a short drive away and leads to the motorway network.



**Extras:** All fitted flooring, appliances and window coverings are included in the sale

## Property Overview

### Ground floor:

- Hall
- Sitting room
- Adjoining study
- Snug/family room
- Kitchen with adjoining pantry
- Utility room
- Bathroom
- Wet room

### First floor:

- Landing and corridor
- 2 large double bedrooms
- 2 further double bedrooms
- Bathroom

- Attic space
- Double glazing
- Oil fired central heating

