




McEwan Fraser Legal
Solicitors & Estate Agents
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9 Castle View Court
COUSLAND, DALKEITH, MIDLOTHIAN, EH22 2RE



COUSLAND

MIDLOTHIAN

Tucked away in the hills beyond Dalkeith and with views across Edinburgh to Fife is a secret jewel in Midlothian's crown, the village of Cousland. An easy commute into the city, Cousland is accessible and offers the tranquillity of a semi-rural life but with connections to Dalkeith, Musselburgh and Edinburgh. The village of Cousland is steeped in history. The old castle walls with their connection to Mary Queen of Scots date from medieval times. The industrial past evident in the village includes old kiln workings, windmill footings, an old schoolhouse and the famous Cousland Smiddy, preserved by a local history group and very much the pride of the village.

The active village social life focuses on the Village Hall which hosts regular sessions including keep fit, toddlers group, bowls team, village café, youth club, carpet bowls, social evenings and more. The village newspaper, Cousland Courier, keeps everyone up to date and shares local stories. Home produce is on show at the annual Gala day and in winter there is carol singing in the Smiddy and a Hogmanay party in the hall.

Walks abound in the local countryside. Stroll to the wildlife nature reserve on Hadfast Road, take the paths leading to Fordel and Edgehead, or to Ormiston and Pentcaitland via the old railway track, or head south to Pathhead (shops, pub, village hall and medical centre). Buses take children to the local primary school (Pathhead) and High Schools (Dalkeith).

9 CASTLE VIEW COURT

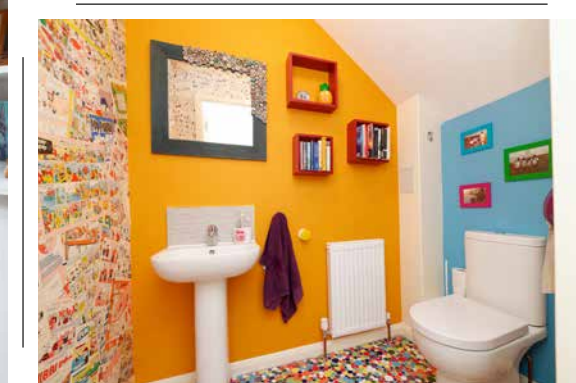
COUSLAND, MIDLOTHIAN

Part Exchange Available! McEwan Fraser is delighted to present this superb four bedroom detached home to the market. The property forms part of small private development of 13 similar contemporary family homes set in a cul-de-sac just off Southfield Road in Cousland. The stunning scenery around Cousland encourages outdoor activities including cycling, golf and walking whilst the nearby Vogrie Country Park and Dalkeith Country Park offer the perfect environment for families to enjoy.

The property enjoys a preferred plot towards the end of the cul-de-sac benefitting from an open rear aspect with panoramic views over the surrounding countryside. Externally, there are private gardens front and rear, a driveway for two cars and a generous integral garage. Entering the property, a handy entrance vestibule opens to a wide welcoming hallway which is finished to an exacting standard and gives the first indication of the quality to be found throughout the property. The ground floor accommodation is focused towards a lounge/dining room/kitchen which has been opened up to provide one superb dual aspect entertaining space. The front-

facing lounge has ample space for a variety of different furniture configurations. The current owners have added a contemporary wood-burning stove which creates a natural focal point to the room. The rear wall of the lounge has been opened up to give access to the superb dining kitchen which runs the full width of the property overlooking the rear garden. The kitchen boasts a full range of contemporary base and wall mounted units with ample prep and storage space. There is a full range of integrated appliances and French doors open onto the rear garden. The ground floor accommodation is completed by a WC. Climbing the stairs, there is a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom with partial tiling and a three-piece white suite. The property also benefits from gas central heating and double glazing.

Externally, there is an ample rear garden which has been landscaped and boasts a bedding area, mature lawn, decked area and a large shed. This is a beautiful house and internal viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	8.40m (27'7") x 3.00m (9'10")
Lounge	5.50m (18'1") x 3.30m (10'10")
Garage	5.40m (17'9") x 2.70m (8'10")
Bedroom 1	4.70m (15'5") x 3.40m (11'2")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	3.90m (12'10") x 3.30m (10'10")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 2.20m (7'3")
En-suite	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 136m²
EPC Rating: D





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Part
Exchange
Available

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