



**25 HADFAST ROAD**  
COUSLAND, DALKEITH, EH22 2NZ



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Welcome to this traditional three-bedroom end-terrace cottage which offers beautiful interiors and a picturesque village lifestyle. Situated in Cousland, close to the surrounding countryside, this home is an ideal property for anyone seeking a quieter pace of life, including families, commuting professionals, and those looking to downsize without compromising on quality. The interiors exude warmth and character, and it includes a stylish kitchen and a three-piece bathroom, as well as a sunny garden.

As you enter, you are welcomed by a hall that sets the tone for the interiors, with the neutral palette and hardwood floor flowing throughout. It offers built-in storage and connects to all the accommodation. To the right is the living room, this bright and spacious reception area boasts dual-aspects windows that flood the room with natural light. Perfect for unwinding and socialising, it has enough floorspace for all your furniture and cherished belongings. It also features a multi-fuel stove for those cosy winter evenings. In the dual-aspect dining kitchen, a Shaker-inspired design is complemented by a chic colour palette creating a fashionable space that is very pleasing to the eye. It has ample cabinet storage and wooden worksurfaces, backed by metro-style splashbacks.

## FEATURES

- A charming end-terrace cottage
- Situated in the village of Cousland
- Proximity to the surrounding countryside
- Attractive interiors throughout
- Welcoming hall with built-in storage
- Living room with a multi-fuel stove
- Shaker-inspired dining kitchen
- Two double bedrooms (one with wardrobe)
- Versatile single bedroom/study
- 3pc bathroom with overhead shower
- Enclosed garden with lovely country views
- Unrestricted on-street parking
- Electric heating and double glazing









The kitchen comes with an integrated ceramic hob, double oven, dishwasher, and washing machine, with a freestanding fridge/freezer also included. Meanwhile, the three bedrooms continue the home's attractive aesthetic, ensuring a bright and airy ambience. The principal and second bedrooms are both doubles with south-facing aspects. The former has the larger footprint, whilst the latter has a built-in wardrobe. The third bedroom is a versatile single that is currently arranged as a study and music room. Conveniently nearby, the bathroom is enveloped in white tiles, coming equipped with a toilet, a pedestal washbasin, and a double-ended bath with an overhead shower. Electric heating and double glazing ensure year-round comfort. Outside, the home has an enclosed, low-maintenance garden that is ideal for summer dining. It features patio areas, a timber deck, a greenhouse, and a shed; plus, it offers wonderful far-reaching views over open countryside. Unrestricted on-street parking is also available. Extras: fitted floor coverings, window blinds, light fittings, main bedroom's wardrobe, and kitchen white goods are included. Please note, No Chain











## Cousland, Dalkeith

Approximately two miles east of Dalkeith, Cousland is a quaint village surrounded by the beautiful Midlothian countryside. This charming area offers a perfect blend of tranquillity and convenience, making it an ideal place for families and commuters alike. All your daily shopping needs can be found in Dalkeith, which has an excellent range of amenities, including large supermarkets, independent shops and high-street retailers. Dalkeith is also home to primary and secondary schooling, and it has a local train station connecting to the Scottish Borders and the capital. Edinburgh city centre can be reached in just 30 minutes by car and 25 minutes by train, placing the capital's world-class shopping and cultural facilities at your disposal. Close proximity to Edinburgh City Bypass also allows convenient travel to Edinburgh International Airport and the M8/M9 motorway network. With the open countryside practically on your doorstep, Cousland also offers ample opportunities for outdoor activities such as walking and cycling. There are many prestigious golf courses nearby as well, and several country parks, such as Dalkeith Country Park which promises a fun-filled family day out, with activities for all ages and interests, including Fort Douglas – a woodland adventure playground of tree houses, bridges, and secret tunnels! Overall, Cousland provides a wonderful living environment with its blend of natural beauty and nearby amenities. It is a place where you can truly enjoy the best of both worlds – the serenity of rural life with the ease of modern living.









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#### HOUSE SALES

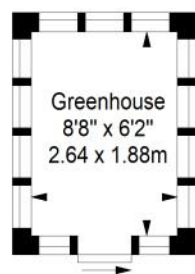
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. 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.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

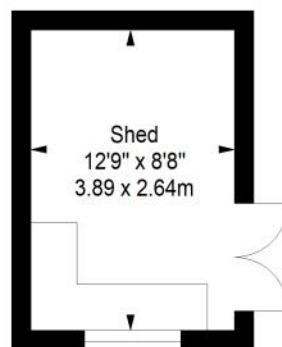
### Greenhouse

Approx. 5.0 sq. metres (53.8 sq. feet)



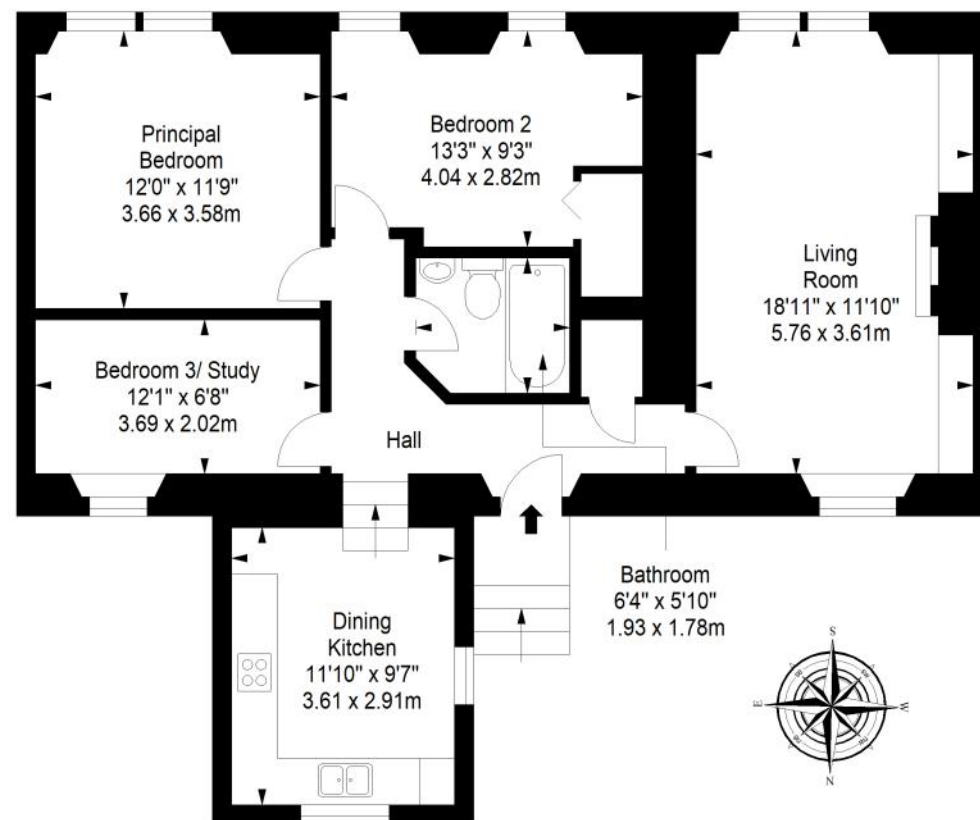
### Shed

Approx. 10.3 sq. metres (110.9 sq. feet)



### Ground Floor

Approx. 84.2 sq. metres (906.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.0 sq. feet)