



Beechwood Cottage, 3, Quarrybank, Cousland

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Absolutely stunning property, presented to the market in turnkey condition, in a beautiful village setting. McDougall McQueen are delighted to present to the market this semi-detached three-bedroom extended cottage with en-suite, situated in the lovely rural village of Cousland near Dalkeith, Midlothian. The property has been transformed, improved, and upgraded inside and out to provide contemporary accommodation of an extremely high standard. The village and its proximity to Dalkeith means there are a host of shopping banking and schooling facilities close to hand with the added advantage that village life has to offer. Ideal for young families, and professional couples, this property is set in a lovely location, with superb mature garden grounds to the front, side and rear with a driveway providing off-street parking for several cars and access to a detached wooden garage with light, power, and water. This could be the property you have been waiting for, do not miss out, make your appointment to view as early as possible.

- Spacious and flexible accommodation completed to a very high standard
- Entrance vestibule with tiled floor
- Hallway with stairs to the upper level
- Main bedroom with twin windows to the front, ornate fireplace, cornice, and picture rail
- Gorgeous ensuite with full width shower base, raindrop shower and attachment, window to the side and remote-controlled Velux roof windows
- Lovely spacious living room with feature log burning stove and

- under stair larder cupboard
- Stunning dining kitchen with a fantastic range of units with pull out and carousel storage facilities, store cupboard, dual fuel range cooker, extractor, free standing white goods, window to the rear, two roof Velux windows, French doors to the garden and French door access to the conservatory
- Superb dwarf wall conservatory with light and power
- Mid landing with bathroom access
- Superb family bathroom with four-piece suite, shower cubicle with electric shower, bath, wc, sink, and store cupboard





NEW YORK  
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- Upper landing with Velux window
- Bedroom two with front facing Dormer window, walk-in storage, and eves storage
- Loft ladder access to the loft which is floored and has a light
- Bedroom three with side facing window and eves storage
- LPG heating, log burning stove, and double glazing
- Driveway with parking for several cars
- Detached wooden garage with light, power, and water
- Beautifully mature stunning private garden grounds to the front, side and rear which are ideal for outside entertaining and quiet relaxation
- Summerhouse, two sheds and a log store
- Quality fixtures, fittings, and appliances throughout, modernised whilst still retaining many features





## Location

Situated in an attractive rural village, just 2 miles south of Dalkeith, this property and village offers the dual benefits of country life and easy access to Edinburgh and the surrounding villages and towns. There are quick road connections to the A68, City Bypass and A1, with Edinburgh situated approximately 10 miles away. Dalkeith has frequent bus services and connections to the city and other parts of Midlothian with railway stations at Eskbank, Newtongrange, Gorebridge and Wallyford, that offer a fast and frequent service into Edinburgh, and access to both the East Coast and the Borders. In addition, there is also a Park & Ride facility at Newcraighall, which lies within a short car journey.

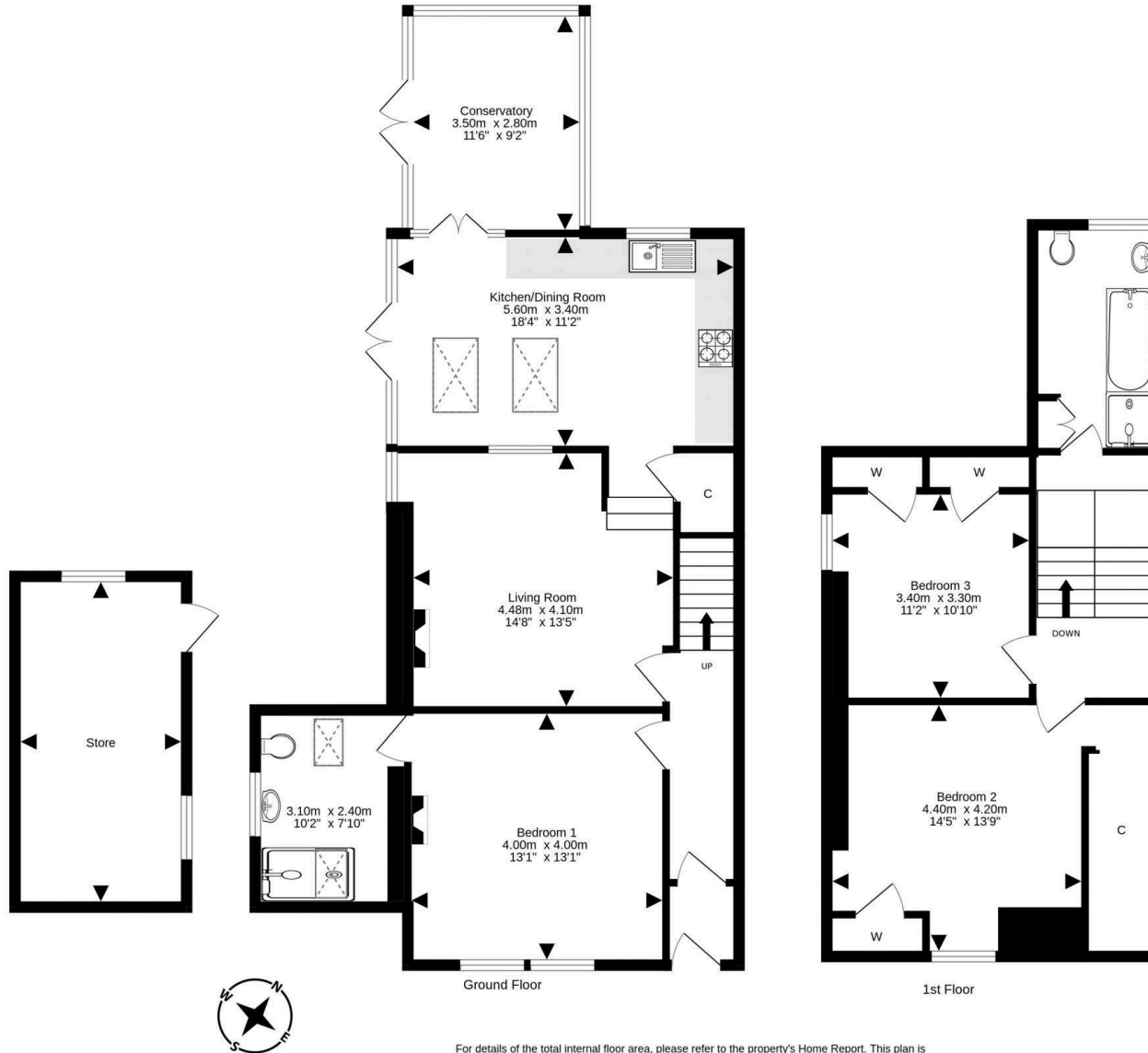
## Extras

All floor coverings, light fittings, blinds where fitted, range cooker, integrated appliances, and the garden outbuildings. All appliances and movable items included in the sale whether integrated or not are sold as seen and not warranted by the seller. Other items may be included by negotiation.

## Price & Viewing

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

EPC Band - F



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

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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.

