



Airybank Quarrybank, Cousland, Midlothian, EH22 2NT



Welcome

Welcome to Airybank, Cousland, a stunning detached executive villa set within a small private gated community of bespoke detached villas. This is a not to be missed opportunity to become the owner of a state of art designer home with open plan living, with light and spacious rooms at the very heart of its design. Although of new build design this property has undergone a full refurbishment programme ensuring the new owners the highest quality fixtures, fittings and finishes throughout, with excellent outside entertaining and relaxation spaces including a wonderful large open veranda. This is game changing living and entertaining at its absolute best. Words alone cannot express the unique, opulent design, and quality of finish this property provides, we would therefore invite you to view in person at your earliest opportunity.

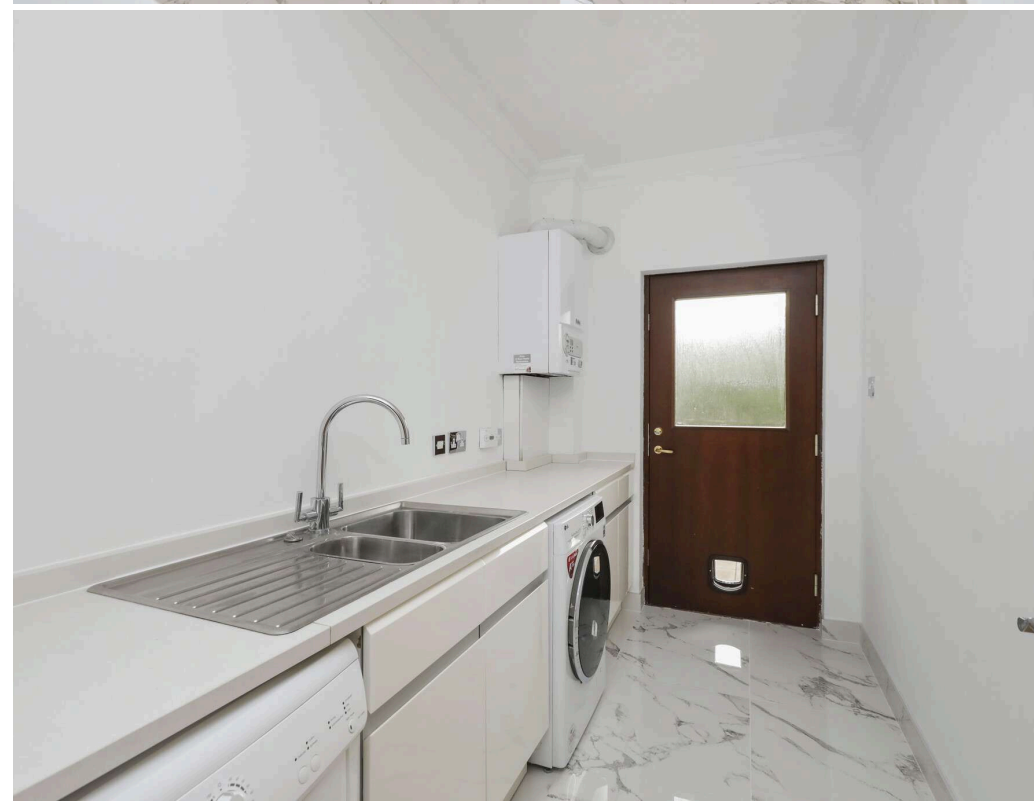
- Stunning village location set within a small private gated community
- Flexible bespoke family living and entertaining at the heart of its design
- A host of state-of-the-art technology throughout
- Grand carriage covered entrance
- Large entrance vestibule with storage
- Reception hallway with under stair storage, an oak staircase leading to a landing with large picture window and split staircase leading to the first floor
- Sitting room with dual aspect windows and recessed gas fire, situated with front facing aspect
- Formal dining room, again with dual aspect windows and recessed gas fire, with front facing aspect
- Two further large public rooms offering flexible use to suit family life, situated in either wing of the property, both with dual aspect windows and French doors with side panels leading to the garden
- Stunning breakfasting kitchen with multiple contemporary base, wall, and storage units with a host of quality appliances
- Utility room with garden access

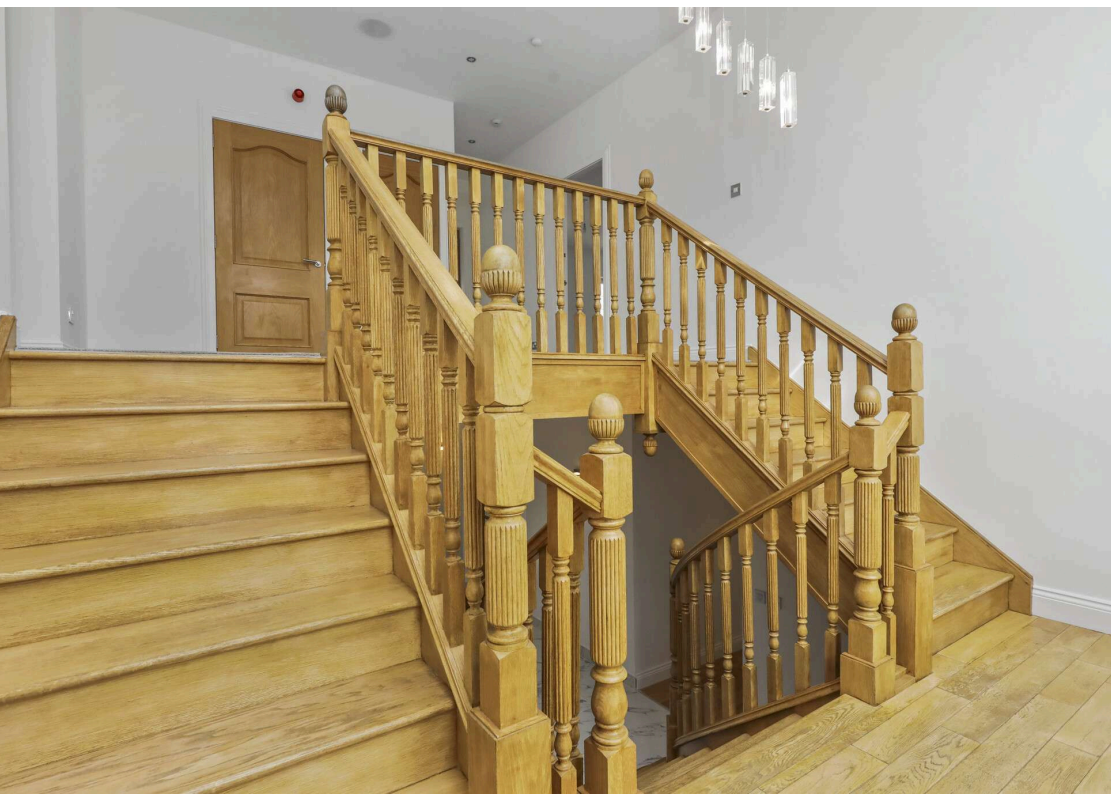






- Bedroom six which could offer use as a large home office
- Superb ground floor shower room
- Galleried first floor landing
- Principle bedroom with dual aspect windows, Juliet balcony, and large dressing room
- Luxurious en-suite bathroom with double bath, twin sinks, and generously proportioned steam shower cubicle
- Double bedroom with access to a large front facing terrace
- Double bedroom with Juliet balcony
- Two further double bedrooms with access to a Jack and Jill en-suite shower room
- Gorgeous superbly spacious family bathroom
- Spiral staircase access to the second floor
- Opulently spacious cinema room with HD technology
- Double glazing, LPG gas central heating, and solar panels
- Multiple high-end extras including fibre optic, high specification lighting, multiple room Sonos sound system with phone app, HD cinema system, quality floor coverings, fixtures, and fittings
- Large gravel driveway with parking for multiple cars
- Extensive mature garden grounds
- Double garage with light and power (currently under construction completed as part of the sale)





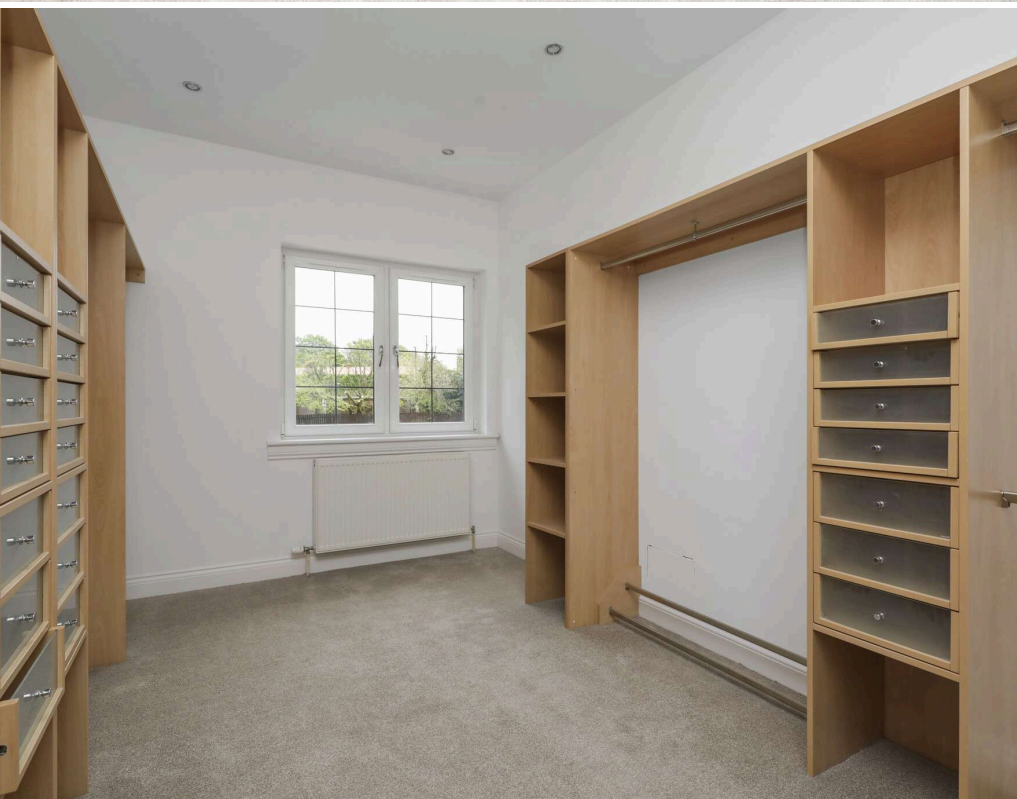


Cousland

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

Quality floor coverings, light fittings, blinds where fitted, all quality appliances, fixtures, and fittings. No warranty applies to any integrated appliance, free-standing appliance or any other movable item included in the sale as these items are deemed sold as seen.





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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

