

COULTERS<sup>©</sup>

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# 13 HADFAST ROAD

COUSLAND, MIDLOTHIAN, EH22 2NU

 4 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Enjoying a picturesque setting amidst the Midlothian countryside, this exceptional detached home has been thoughtfully extended and beautifully upgraded to create an elegant family residence of remarkable quality. Surrounded by landscaped private gardens, the property offers a wonderful sense of peace and privacy whilst remaining within easy reach of Dalkeith, Musselburgh and Edinburgh.



## KEY FEATURES



Beautifully presented and upgraded detached bungalow.



Four versatile double bedrooms, one with an en-suite.



Exceptional private garden to front and rear.



Driveway parking.



Idyllic village setting.



Active local community with village hall.



EPC Rating - E



Council Tax Band - F



A striking entrance hall with a contemporary glass staircase creates an impressive first impression and sets the tone for the stylish interiors beyond. The generous living room is centred around a bespoke media wall with a floating electric fire, while the versatile dual-aspect dining room is flooded with natural light from a large skylight and could equally serve as a fourth bedroom or additional reception room.

The beautifully appointed breakfasting kitchen features polished granite worktops, integrated appliances, a wine fridge and a breakfast bar, creating a space perfectly suited to both everyday living and entertaining.

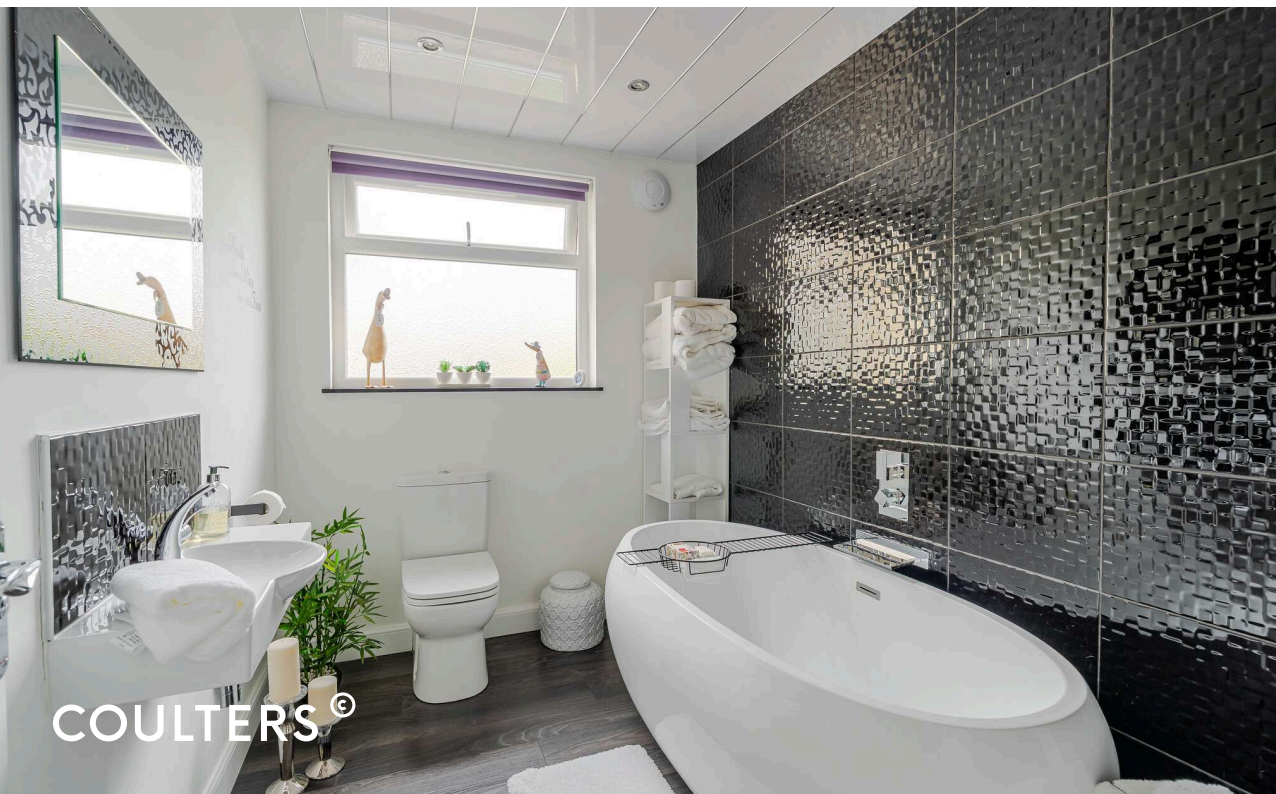


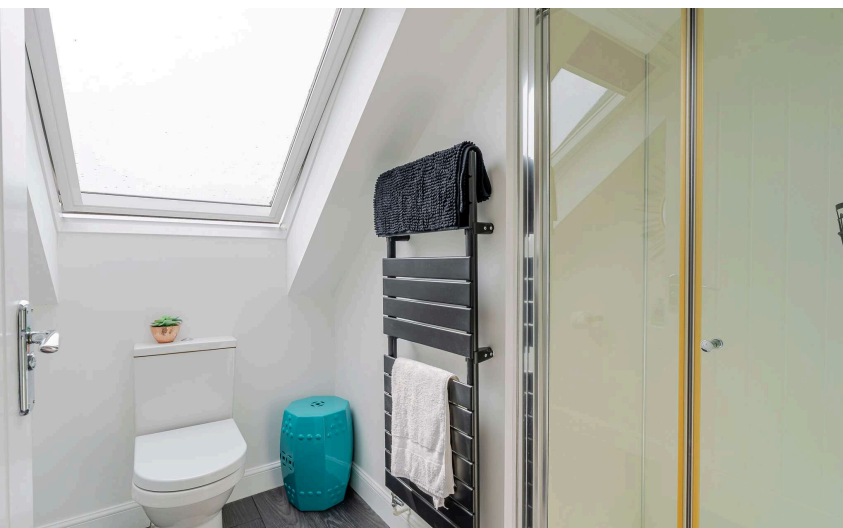


## MORE INFORMATION

The principal bedroom is conveniently located on the ground floor and benefits from a walk-in wardrobe and a luxurious en-suite shower room. Upstairs, two further generous double bedrooms are complemented by a contemporary shower room. The landscaped rear garden has been expertly designed to provide a series of elegant outdoor spaces, with Indian sandstone patios, raised decking and a charming Japanese tea house complete with heaters for year-round enjoyment. Numerous external power sockets enhance the practicality of the garden, while an area of established fruit trees adds further character to this idyllic setting.

The converted garage is currently arranged as a utility room and workshop, creating a highly versatile space that can easily adapt to a variety of requirements while retaining its practical day-to-day function. Two external storage cupboards provide additional storage, and for added peace of mind, the property also benefits from a CCTV security system.









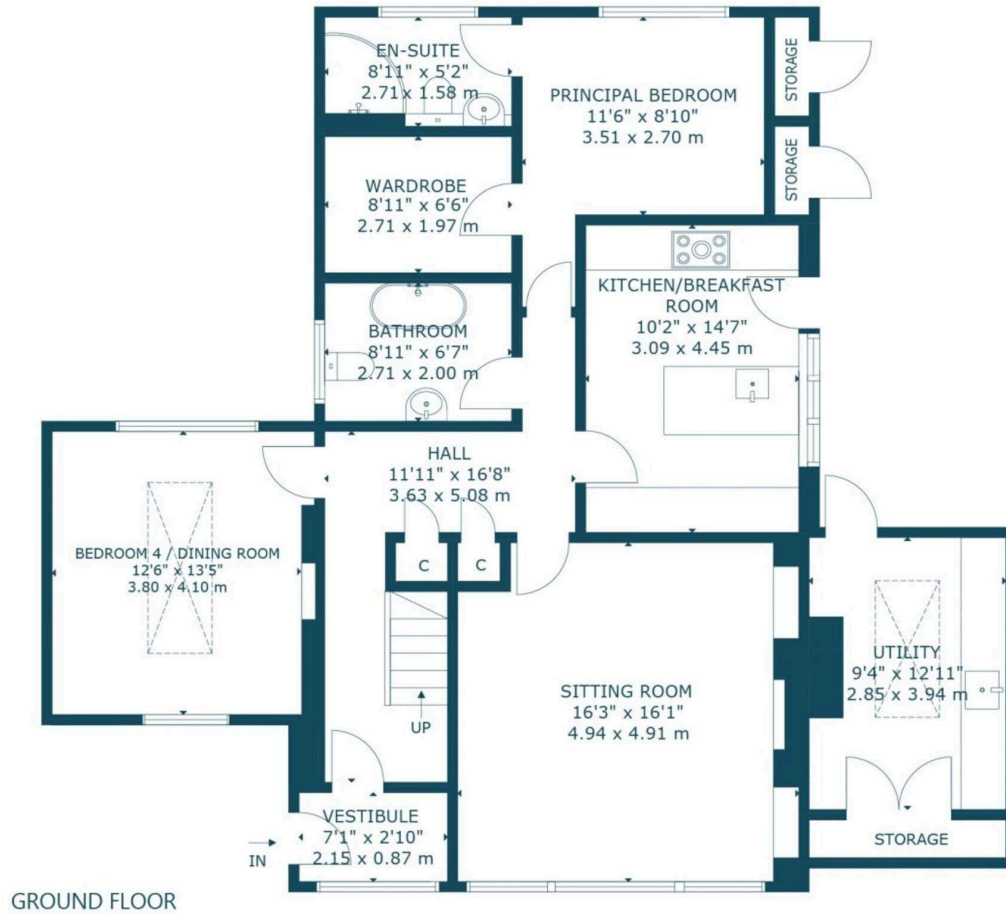
## THE LOCAL AREA

Located within easy driving distance of Edinburgh and near the historic town of Dalkeith, the picturesque village of Cousland offers a peaceful rural retreat with a strong sense of community and a welcoming village hall that hosts regular coffee mornings, film nights and other events. A variety of shopping and leisure options are available in nearby Dalkeith, Musselburgh, and Fort Kinnaird Retail Park. The area is well served by schools, with the property currently falling within the catchment for Tynewater Primary School in Pathhead and Dalkeith High School. Outdoor enthusiasts can enjoy scenic cycling and walking trails, as well as several prestigious golf courses, while Vogrie and Dalkeith Country Parks provide beautiful green spaces for recreation. Cousland also benefits from excellent transport links, with easy access to the city bypass and major motorways, as well as rail connections from Wallyford, Musselburgh, and Eskbank stations to Edinburgh Waverley.

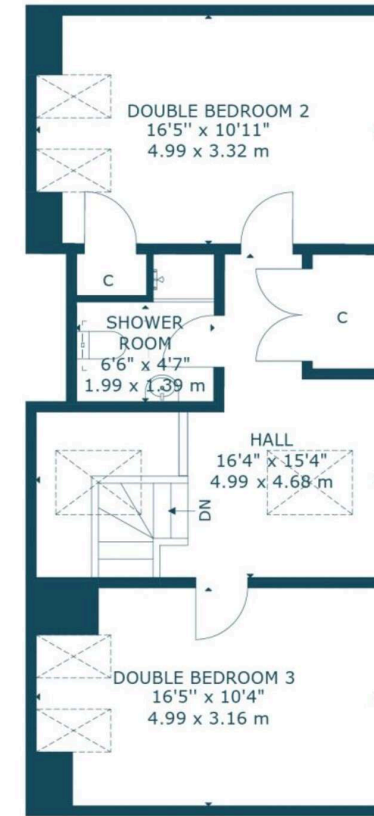


## EXTRAS

All blinds, shutters, light fittings, fitted flooring and white goods are included within the sale price. Other items may be available subject to separate negotiation.



GROUND FLOOR



FIRST FLOOR



13 HADFAST ROAD, COUSLAND, MIDLOTHIAN, EH22 2NU  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,550 SQ FT / 144 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.