



8 Airybank House, Cousland, EH22 2GL



Welcome

Welcome to 8 Portland View, Cousland - an exceptional new build conversion in the form of a detached executive villa situated within an exclusive, secure gated community of bespoke residences. This impressive property offers contemporary open-plan living and generously proportioned, light-filled rooms throughout. Thoughtfully designed with premium fixtures, fittings, and finishes, the home exudes quality and sophistication at every turn. Occupying a substantial garden plot, there is ample opportunity to further enhance, extend, and create outstanding spaces for outdoor entertaining. The grounds include a multi-vehicle driveway and a double garage with overhead storage, lighting, and power. Properties of this calibre, in such a sought-after location and with superb garden grounds, are rarely available. Early viewing is highly recommended and is by appointment only.

- Bespoke family open plan living and entertaining
- Reception hallway with large under stair store, and front facing window
- Gorgeous ground floor shower room, fully tiled, featuring a double shower with drying area, glass bowl style sink, and a wc
- Store/utility off living area
- Large open plan living, dining room, and kitchen, beautifully bright and spacious with dual aspect windows, kitchen area with cooking island and breakfast bar, roof extractor, induction hob, and a host of quality integrated appliances
- Upper hallway with side facing window
- Principle bedroom with Velux window and front facing windows
- Luxurious en-suite shower room
- Double bedroom two with dual aspect windows
- Double bedroom three with Velux window and rear facing window
- Gorgeous superbly spacious family bathroom, fully tiled with bath, wc, sink, and heated towel radiator
- Double glazing, LPG gas central heating, and solar panels
- Large gravel driveway with parking for multiple vehicles
- Double garage with light and power
- Extensive mature garden grounds surrounding the property with potential to enhance, extend and create outstanding outdoor entertaining space







Cousland

Cousland is a charming and picturesque village nestled in the heart of Midlothian, offering a tranquil rural setting while remaining conveniently close to the amenities of Dalkeith, Musselburgh, and Edinburgh. Renowned for its sense of community and historic character, Cousland boasts lovely countryside views, peaceful surroundings, and easy access to scenic walking routes. With excellent transport links nearby, including the A68 and city bypass, residents enjoy the perfect balance between country living and urban convenience. The village is ideal for families and professionals alike, providing a welcoming atmosphere and a true taste of Midlothian village life.

Extras

Included in the sale are: Quality floor coverings, light fittings, and all quality appliances, fixtures, and fittings.





Get in touch

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Property Hub:

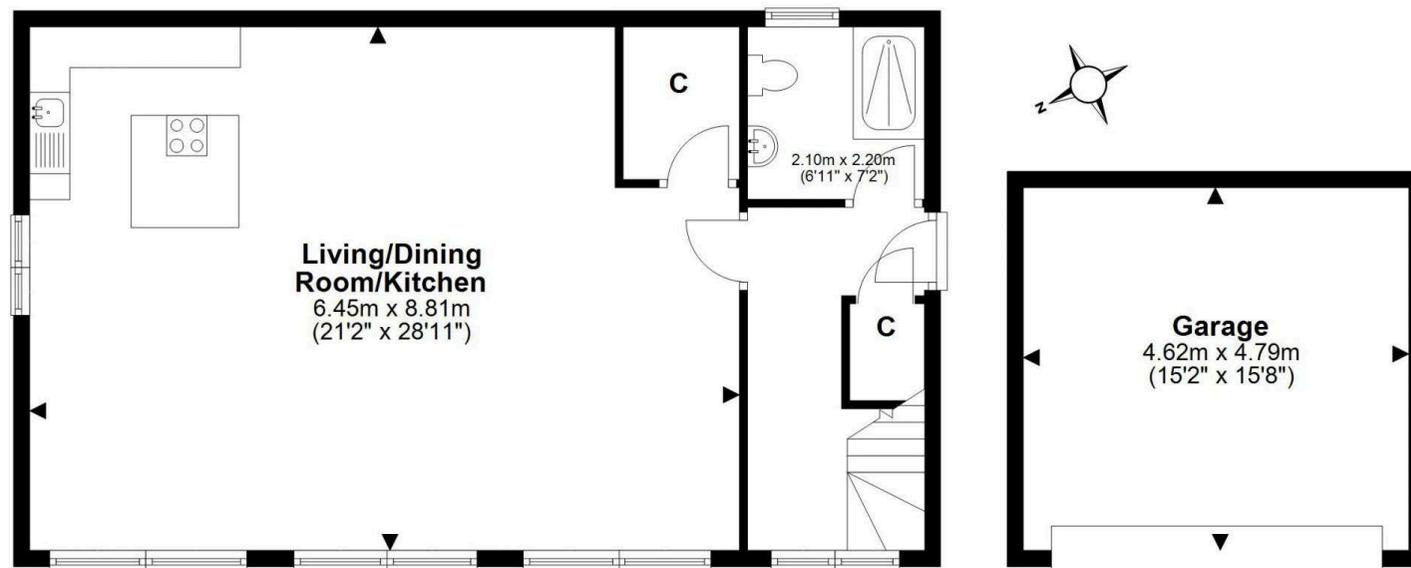
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

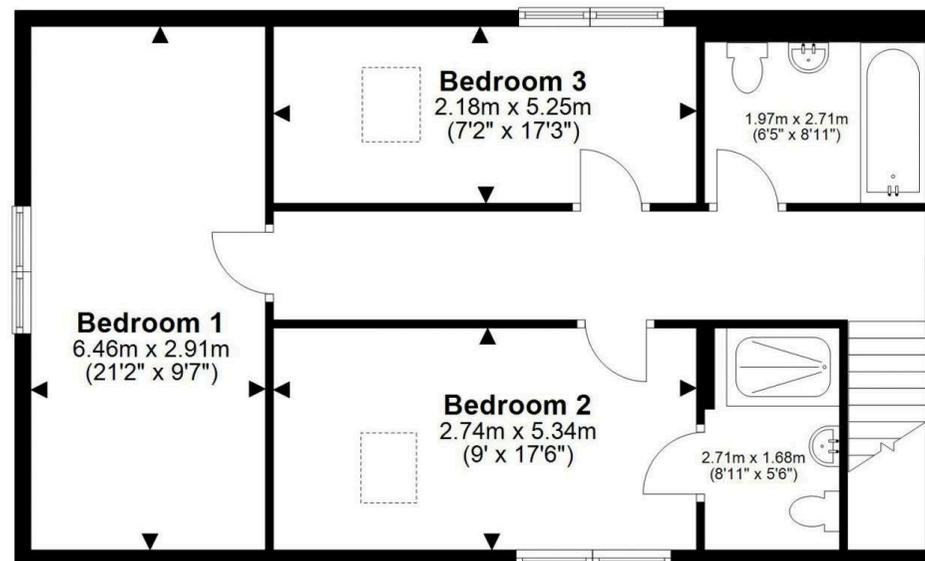
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.