



16 Dalrymple Gardens, Cousland, EH22 2PW

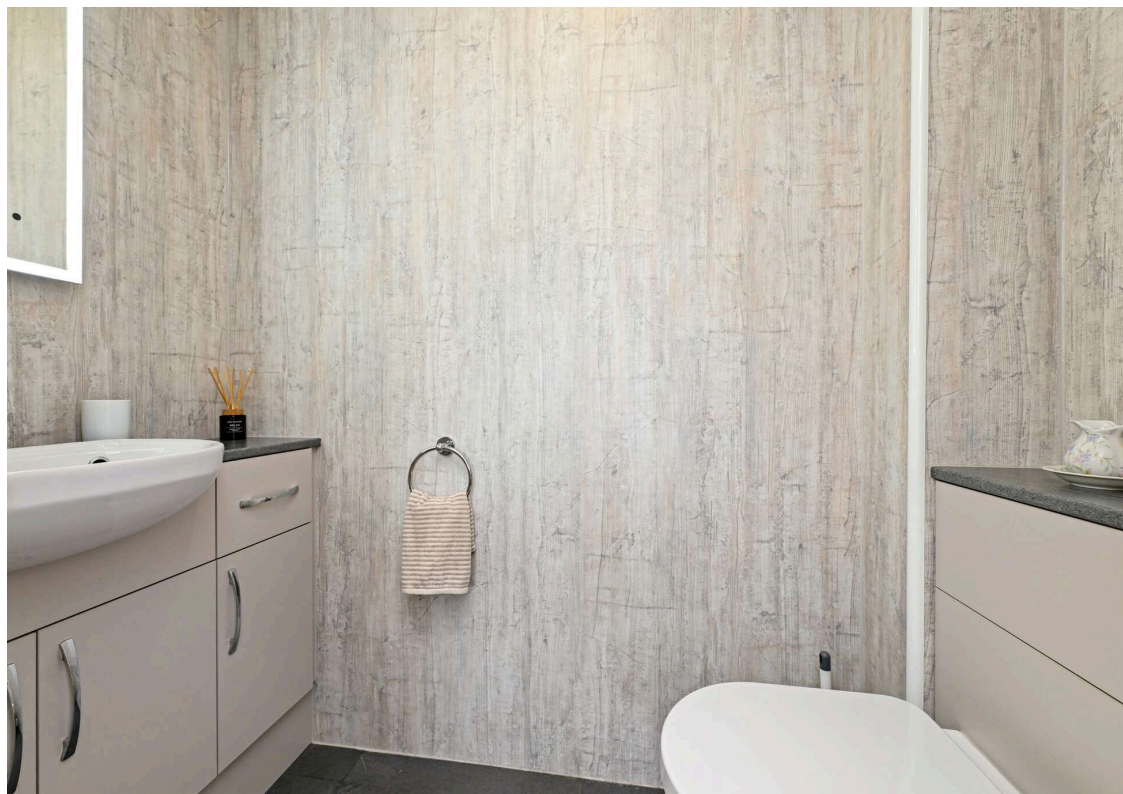
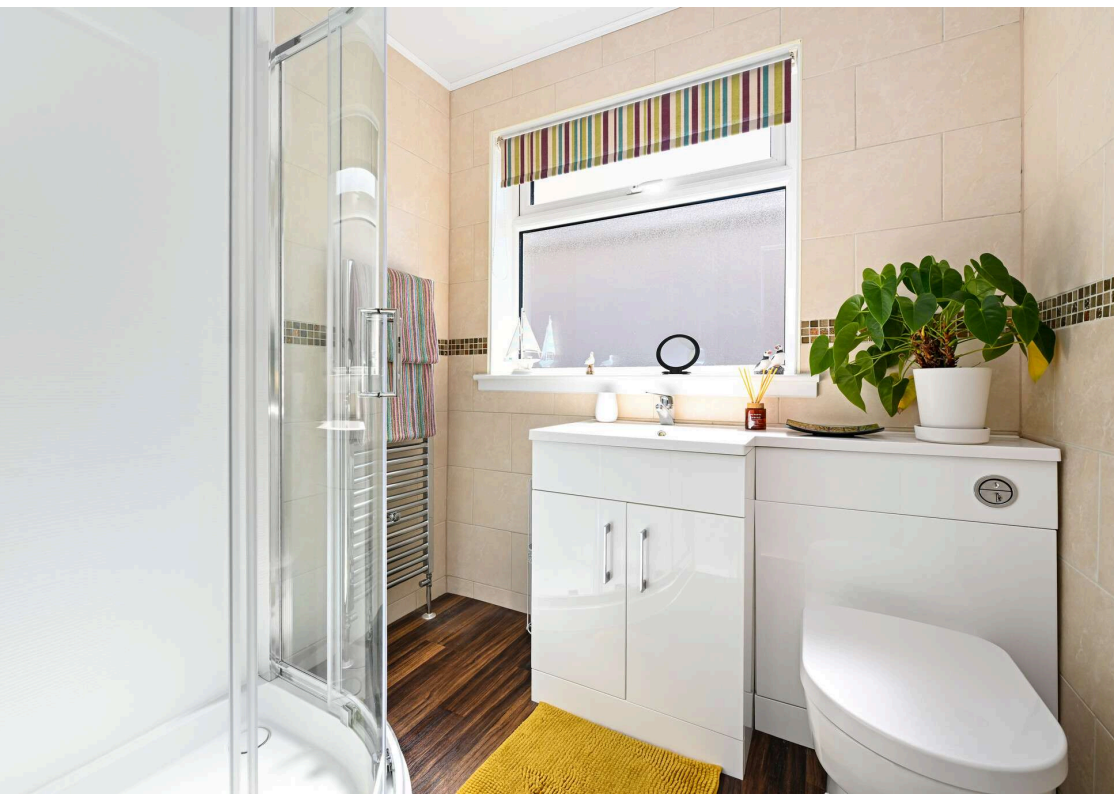


Welcome

Welcome to 16 Dalrymple Gardens, a lovely extended three-bedroom detached bungalow, situated in the beautiful semi-rural village of Cousland near Dalkeith, Midlothian. The property has been carefully maintained and upgraded throughout the years by its current owners to provide spacious modern family accommodation. 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, professional couples and those looking for ground floor living, this property is set in a quiet cul de sac location, with garden grounds to the front, side and rear with a driveway providing off-street parking for several cars and access to a detached garage which has both light and power. Viewing is by appointment and should be conducted at your earliest convenience.

- Open storm porch leading to the vestibule
- Hall with built-in storage and Ramsay ladder loft access (part floored with shelved storage)
- Spacious open plan living and dining room with dual aspect windows
- Fitted kitchen with a range of wall and base units, ceramic hob, oven, extractor, integrated dishwasher, and free-standing white goods
- Main bedroom with rear facing window
- En-suite, sink and wc with vanity unit, wall mirror with LED lighting
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Lovely family shower room with three-piece suite, electric shower, wc and sink with combined vanity unit
- Oil fired central heating (new boiler and tank) and double glazing
- Gated driveway providing off street parking
- Detached garage with light, power, and workbench
- Private garden grounds to the front, side, and rear
- Garden summerhouse and shed







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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, curtains integrated appliances, any remaining white goods, free-standing wardrobes, the garden summerhouse and shed.



Get in touch

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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.



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.