



Offers Over

£405,000

2 Beech Grove

Cousland | Midlothian | EH22 2QP

Rare opportunity to acquire this beautifully presented four-bedroom detached villa, forming part of a small and sought-after development in the charming Midlothian village of Cousland. Offering a peaceful semi-rural setting with quick access to excellent transport links and day-to-day amenities, the property makes an ideal family home.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - B
-  Council Tax Band - F



Description

A welcoming entrance hallway sets the tone, complete with a cloak cupboard and useful understairs storage. The bright and spacious bay-fronted lounge features an impressive log burner and flows seamlessly into the dining room, where French doors open directly onto the rear garden – perfect for everyday living and entertaining. The dining area continues through to a stylish kitchen, fitted with a range of integrated and freestanding white goods, partial tiling in splash areas, and under-unit lighting. A separate utility room provides additional space for appliances, an overhead pulley drying rack, and direct access to both the garage and garden. Also on the ground floor is a double bedroom with front-facing outlook and integrated double wardrobe, along with an en-suite shower room featuring partial panelling and a single shower cubicle. A two-piece WC completes the lower level.



Upstairs, the landing includes a water tank cupboard with further storage space. The principal bedroom is a generous front-facing double with integrated wardrobe and ample room for freestanding furniture. Its contemporary en-suite is partially panelled and tiled, and boasts a double shower cubicle with rainfall shower, double sink, tiled flooring, and a heated towel rail. Bedrooms two and three are both comfortable doubles – one enjoying a front aspect and the other a rear outlook. The family bathroom is partially tiled and fitted with a shower over bath.

Further features include an electric storage battery, oil-fired heating, double glazing, and solar panels.

Factor fees are payable of approximately £315 per annum.

Gardens & Parking

Externally, the lovely rear garden offers two patio areas ideal for outdoor dining, a large well-kept lawn, a sunken trampoline, and a side access gate. The front garden is laid to lawn with a neat hedge border. For the car owner, the property also boasts a single garage, driveway for two cars, and an EV charging point.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, washing machine, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





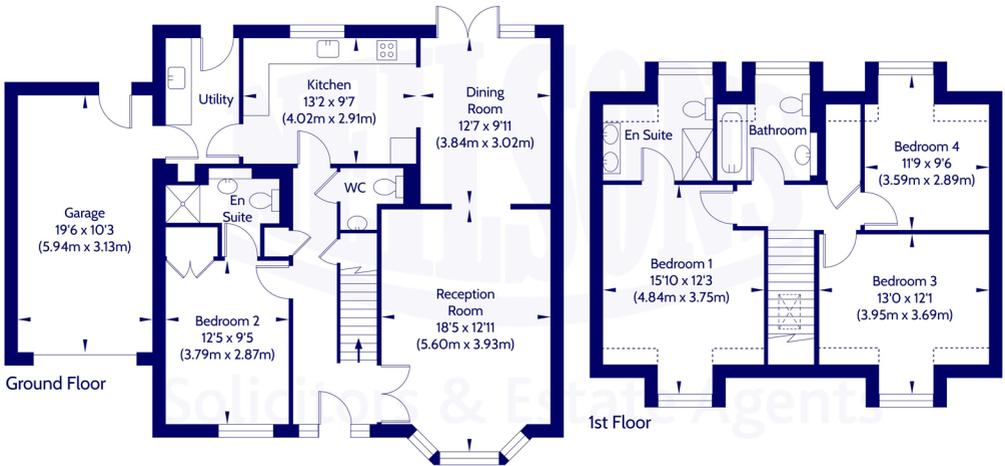
Location

Cousland is a small village situated within easy driving distance of Edinburgh and close to the historic town of Dalkeith. The area offers a quiet residential setting while remaining well placed for access to surrounding towns and the capital. A wide range of shops, supermarkets and leisure facilities are available in nearby Dalkeith and Musselburgh, with further retail options at Fort Kinnaird Retail Park. The property falls within the catchment area for Tynewater Primary School in Pathhead and Dalkeith High School. Outdoor amenities in the surrounding area include walking and cycling routes, several golf courses, and access to Vogrie Country Park and Dalkeith Country Park. The city bypass is easily accessible, providing links to the main motorway network, while Eskbank railway station offers regular services to Edinburgh Waverley for commuters.





Approx. Gross Internal Floor Area 141 Sq M / 1520 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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