



Solicitors & Estate Agents



Offers Over

£395,000

13 Castle View Court

Cousland | Midlothian | EH22 2RE

This impressive, beautifully presented four-bedroom detached home occupies a generous plot, offering an ideal setting for modern family living. The property boasts delightful private gardens, including a sunny, south-facing landscaped rear garden with summerhouse, perfect for relaxing, entertaining and enjoying outdoor family time. A monoblock driveway and single garage provide excellent practicality and convenience.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – B
-  Council Tax Band – F



Description

Situated within an exclusive and established modern cul-de-sac of just thirteen homes, this charming development is a true hidden gem enjoying a leafy, woodland backdrop to the rear of the property. It offers a calm, safe and welcoming environment, ideal for families seeking a balance between countryside tranquillity and everyday convenience. Residents can enjoy the benefits of a semi-rural lifestyle, while still being within easy reach of a wide range of amenities, well-regarded schooling and excellent transport links.

The elegant accommodation has been thoughtfully upgraded and meticulously maintained by the current owners and is presented to the market in true walk-in condition. The ground floor comprises a welcoming entrance hallway with a useful two-piece WC and a double storage cupboard, ideal for coats and shoes. To the front, there is a generously proportioned reception room, offering a comfortable and inviting space. To the rear, a beautifully appointed, light-filled kitchen/dining room provides the heart of the home, with French doors opening directly onto the garden creating a seamless flow between indoor and outdoor living. The kitchen is fully integrated and well-equipped, featuring an excellent range of wall and base units, complementary worktops and integrated appliances including a gas hob, electric oven, and extractor hood. A practical utility room is located just off the kitchen, providing additional storage and workspace, along with secondary access to both the garden and the garage. A carpeted staircase leads to the upper level, where there are four good sized bedrooms. The principal bedroom enjoys a bright southerly aspect and benefits from a contemporary, recently upgraded en-suite shower room with mains shower. Bedroom four has been enhanced with bespoke fitted wardrobes and is currently utilised as a walk-in dressing room. Completing the accommodation is a stylish family bathroom, fitted with a white three-piece suite and a luxurious rainfall shower over the bath. Further benefits include gas-fired LPG central heating via a combination boiler and double-glazed windows throughout.



Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in gas hob/ electric oven/hood, washing machine/dryer and integrated appliances (dishwasher and fridge freezer)

Externally

The property occupies a generous plot, featuring a well-maintained lawned garden to the front. A monoblock driveway to the side provides valuable off-street parking and leads to a single garage, complete with power and lighting. Additional visitor parking is conveniently available within the development. To the rear, the delightful, fully enclosed garden offers a safe and private space, ideal for families and outdoor entertaining. Thoughtfully landscaped, it features an attractive Indian sandstone patio, newly laid turf, and a raised seating area designed to make the most of the sunny southerly aspect. A charming summer house provides a versatile additional space, perfect for relaxing or enjoying the garden year-round.

Factors

Ross & Liddell are the Factoring Agents for the development to which a fee of approx. £95 is payable half yearly for the upkeep of the communal ground maintenance.

Viewing

By appointment with Neilsons on 0131 625 2222.





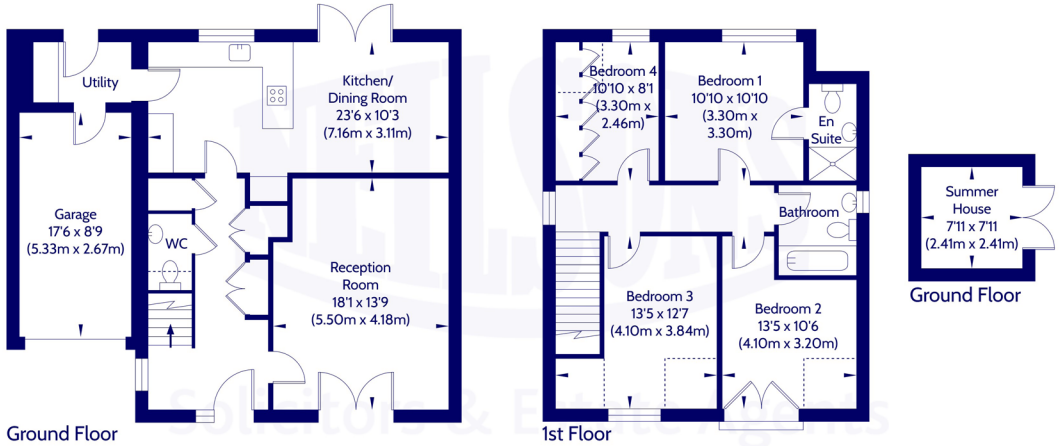
Location

Lying within easy commuting distance of Edinburgh this beautiful village is a peaceful rural retreat with a village hall, whilst a more extensive choice of shopping and a wide range of recreational facilities can be found in nearby Dalkeith and Musselburgh. Surrounded by stunning open countryside, you can enjoy scenic cycling (National Cycle Network Route 196) and walking trails and a number of prestigious golf courses on your doorstep. Vogrie Country Park and Dalkeith Country Park are also just a short drive away. Cousland is well connected, with rail links between nearby Eskbank station and Edinburgh Waverley, and within proximity to the City Bypass, the central motorway network, and Edinburgh International Airport. There are highly respected schools in the area from both the public and private sector from nursery through to secondary education.





Approx. Gross Internal Floor Area 130 Sq M / 1404 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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