



Plot 2, Portland View, Cousland, EH22 2GL

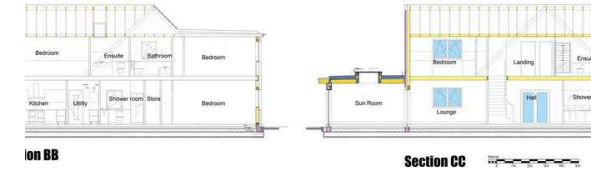
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



**Front Elevation**



**Rear Elevation**

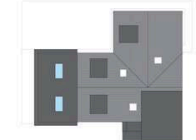


**Section BB**

**Section CC**



**SECTION AA**



**Roof Plan**

ROOF: INTERLOCKING CONCRETE TILES - CHARCOAL GREY  
 WALLS: SELF COLOURED WHITE RENDER  
 CLADDING: CEDAR TIMBER BOARDING  
 WINDOWS: DARK GREY UPVC  
 STONE FEATURES: SMOOTH ASHLAR IN BUFF



**Gable Elevation**



**Gable Elevation**

**Raymond Bryan**  
 Architectural Design & Planning  
 1, 2000's Place  
 Edinburgh  
 EH6 7EL

**Midothian Developments LTD**

PROPOSED DEVELOPMENT  
 AIRYBANK  
 COUSLAND  
 MIDLOTHIAN

1:500(A) 1:100(A3) Sept 20  
 WARRANT

**Ground Floor Plan** 145.9m<sup>2</sup>

**House Type X+**  
 290.5m<sup>2</sup>

1st Floor - 109.6m<sup>2</sup>  
 Ground Floor - 145.9m<sup>2</sup>  
 Sun Room - 34.5m<sup>2</sup>  
 Detached double garage - 13.5m<sup>2</sup>

Rooms: Sun Room, Lounge, Hall, Kitchen, Dining/Family, Shower, Store, Bedroom, Bathroom, En-suite, Landing, Bedroom, Bedroom, Bedroom.

1916 XBW-01 A

**First Floor Plan** 109.6m<sup>2</sup>

**House Type X+**  
 290.5m<sup>2</sup>

1st Floor - 109.6m<sup>2</sup>  
 Ground Floor - 145.9m<sup>2</sup>  
 Sun Room - 34.5m<sup>2</sup>  
 Total = 290.0m<sup>2</sup>

Rooms: Bedroom, En-suite, Bathroom, Landing, Bedroom, Bedroom, Bedroom.

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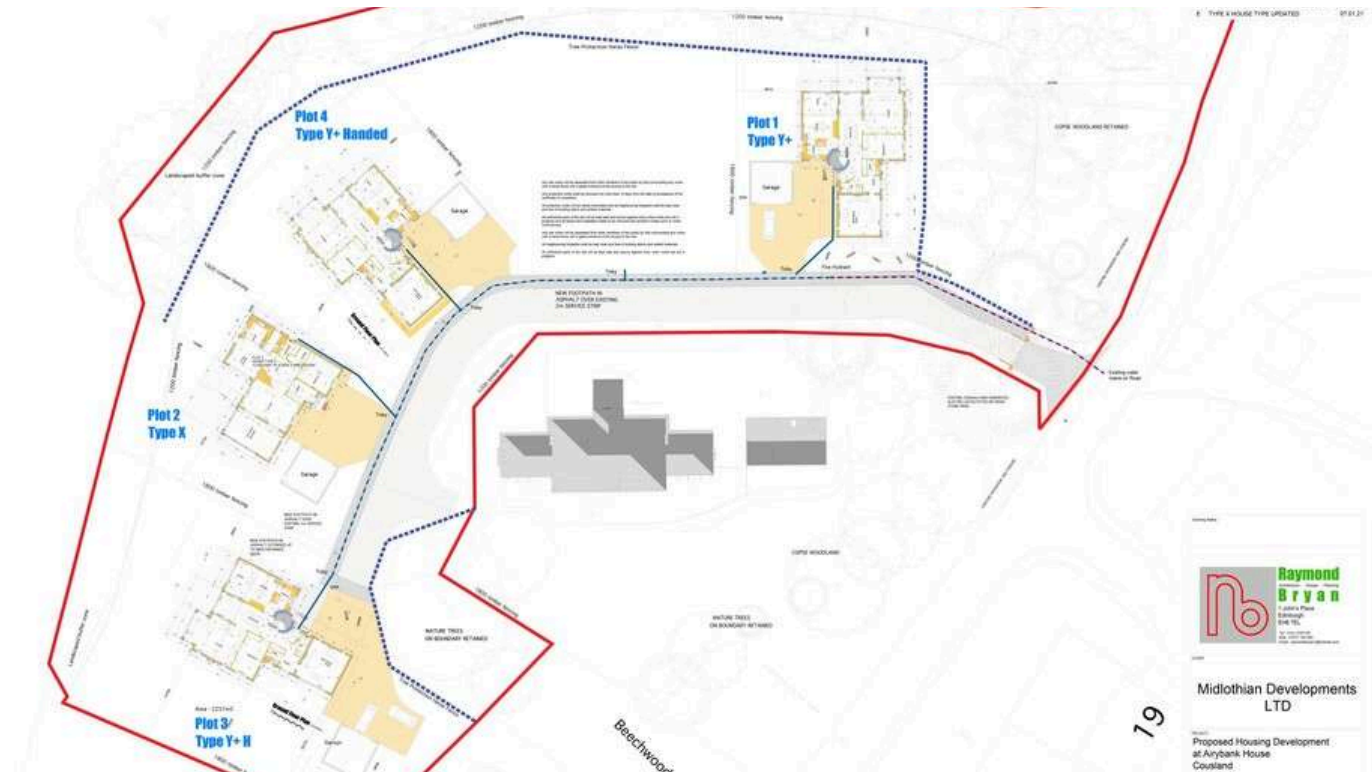
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Rarely available fully serviced building plot with Planning Permission and building warrants for a two-storey house of individual design. One of just five properties within a gated community this home can be built in a bespoke fashion with many options available, designed to suit your own families' specific needs. There is the option to self-build or utilise the current existing on-site builder. The overall garden plot size is 1057 square meters with the current house plan of 300 square meters. Viewing is recommended to appreciate the beautiful setting and the one of a kind opportunity that this plot presents. Listed below is an outline of the potential accommodation as per current planning.

- Situated within and exclusive gated development
- Fully serviced plot with full warrants and consents
- Self-build option or current on-site developer
- Lounge
- Sun/garden room
- Kitchen with dining and family room area
- Utility room
- Shower room
- Store room
- Primary bedroom with en-suite
- Three further double bedrooms
- Family bathroom with separate shower and bath
- Driveway and detached double garage
- Wrap around gardens ideal for entertaining



## Location

Situated in an attractive semi-rural village within a private gated community, around 2 miles from both Dalkeith and Musselburgh, this plot 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 and Musselburgh both have frequent bus services and connections to the city and other parts of Mid & East Lothian 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. Schooling is well catered from nursery to secondary level and the prestigious Loretto is nearby. This location really does marry the village setting with access to great amenities including the coast.

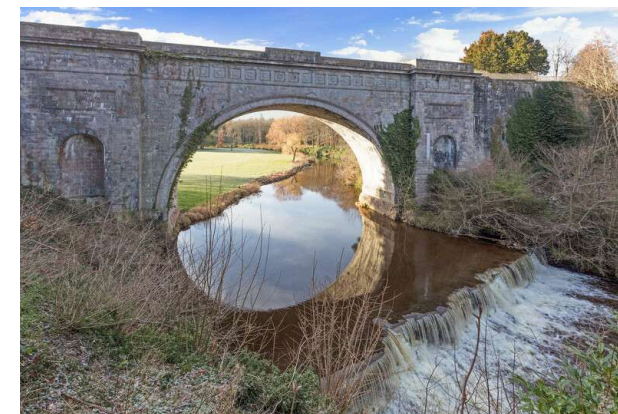
## Extras

Discuss with agent

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - N/A



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

