



GARDEN STIRLING BURNET

**61 HADFAST ROAD, COUSLAND**  
DALKEITH, MIDLOTHIAN, EH22 2NZ





This traditional semi-detached cottage is situated in Cousland and has been extended and modernised, culminating in a well-presented home that is sure to appeal to a wealth of buyers. The cottage offers an open-plan kitchen, living, and dining area, three double bedrooms, and two bathrooms, plus a generous garden bordering open countryside, a garage, and a driveway.

A porch with a large built-in storage cupboard welcomes you into the property and leads into the open-plan kitchen, living, and dining room. The room is illuminated by generous glazing which also frames wonderful far-reaching views of the adjacent countryside, with French doors opening onto the garden. The living area offers plenty of space for a choice of lounge furniture layouts, all arranged around a warming multi-fuel stove. The adjoining kitchen accommodates ample room for a seated dining area and is appointed with timeless cabinetry accompanied by solid quartz worktops, a Belfast sink, and splashback panelling. Integrated appliances comprise an oven, induction hob, extractor hood, and dishwasher, whilst space is provided for a freestanding fridge/freezer. Space and plumbing can be found for a washing machine in the bathroom.

## FEATURES

- Semi-detached cottage in Cousland
- Entrance porch with storage
- Fabulous open-plan kitchen, living and dining room with multi-fuel stove
- Principal bedroom with built-in wardrobe and en-suite shower room
- Two further double bedrooms
- Family bathroom with freestanding bathtub
- Generous rear garden bordering open countryside
- Single garage and private driveway
- Oil-fired central heating system
- Double-glazed windows





An internal hallway (with storage) affords access to the property's three double bedrooms and a family bathroom. The principal bedroom benefits from excellent built-in storage and an en-suite shower room comprising a walk-in enclosure with a rainfall showerhead, a basin set into storage, and a WC. Finally, the family bathroom comes complete with a freestanding bathtub with an overhead rainfall shower, a basin atop a vanity storage unit, a wall-mounted mirrored cabinet, and a towel radiator. Oil-fired central heating (with underfloor heating in the bathroom and en-suite) and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a good-sized rear garden, bordering open countryside and farmland end enjoying far-reaching views. The garden features a spacious lawn, a patio for outdoor seating and barbecues, a number of fruit trees, and brick-built shed. Off street parking is provided by a single garage and a private driveway. Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale.







## Cousland

Lying within easy driving distance of Edinburgh and close to the historic town of Dalkeith, the picturesque village of Cousland promises a peaceful rural retreat for families and commuting professionals, close to excellent local amenities and first-class transport links. The family-friendly village enjoys a strong sense of community and a village hall, with everyday essentials, such as convenience stores, available close by, whilst a more extensive choice of shopping and a wide range of recreational facilities are found in nearby Dalkeith and Musselburgh, and Fort Kinnaird Retail Park. The village hall has an active committee that organises social events throughout the year, with the hall also hosting various groups and classes for all ages. Surrounded by stunning open countryside, the village's enviable tranquil lifestyle is further enhanced by an abundance of wonderful activities and attractions for the whole family. Scenic cycling and walking trails and a number of prestigious golf courses are on the doorstep, whilst nearby Vogrie Country Park and Dalkeith Country Park provide delightful environments for enjoying nature and the outdoors. Schooling is offered at Tynewater Primary School in nearby Pathhead, with secondary schools are available in Dalkeith and Musselburgh and excellent private options in Musselburgh and Edinburgh. Cousland is well connected, with rail links between nearby Eskbank station and Edinburgh Waverley, and proximity to the A68 and City Bypass, the central motorway network, and Edinburgh International Airport. There is also a subsidised taxi service (ring and go) in lieu of a bus service.





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

