


Plot 6 Portland View, Cousland, EH22 2GL

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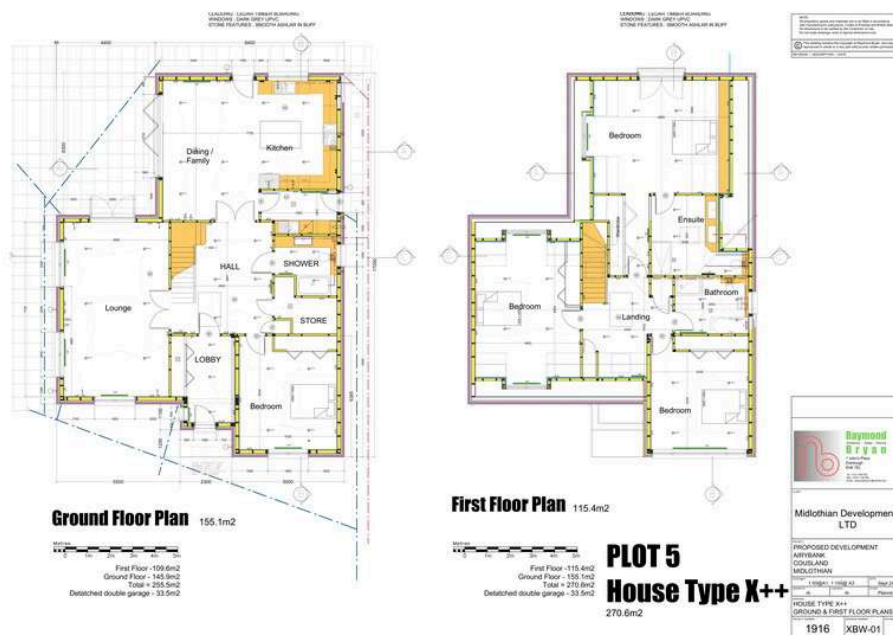
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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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.



Welcome

Welcome to the stunning Portland View Development where you could be the proud owner of a fully serviced building plot. Benefitting from planning permission and building warrants for a two-storey home of individual design with an estimated size of around 270 sq meters. Tucked away within a small gated community this home can be built in a bespoke fashion with many options available, designed to suit your own specific needs. Fantastic opportunity to utilise the current on-site builder who has expertly completed the other properties.

Viewing is recommended to appreciate the beautiful setting within the charming Village of Cousland. 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. Kitchen with dining and family room area. Utility room. Downstairs bedroom & shower room. Store room. Primary bedroom with en-suite. Two further double bedrooms on the upper floor. Family bathroom with separate shower and bath. Driveway and detached garage. Gardens ideal for entertaining.

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.