



Plot 6 Portland View, Cousland, EH22 2GL

Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

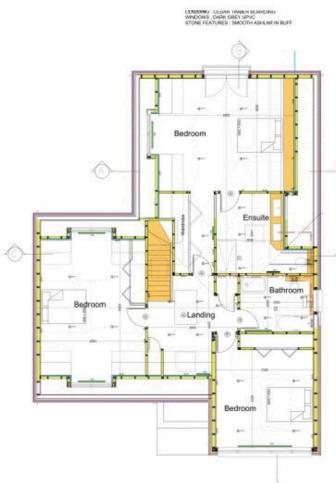
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



PLOT 5
House Type X++

270.6m²

Notes: 1908A1 1108B2 See 24 Particulars
PROPOSED DEVELOPMENT AREA: COUSLAND MIDLOTHIAN
HOUSE TYPE X++ GROUND & FIRST FLOOR PLANS
1916 XBW-01



Welcome

Welcome to the stunning Portland View Development, where you have the opportunity to become the proud owner of a beautifully designed, brand-new home spanning approximately 270 square metres over two generous floors. The property enjoys a beautiful and peaceful setting within the charming village of Cousland, and viewing is highly recommended to fully appreciate both the location and the quality of the development. With an anticipated completion date of April-May 2026, early reservation allows purchasers the exciting opportunity to personalise their home, with a range of internal choices still available, including flooring, kitchen colour, and other finishes. Set within a small, exclusive gated development, this property has been built in a bespoke manner by the well regarded on-site builder, who has already expertly completed the other homes within the development, ensuring a high standard of workmanship throughout. The accommodation comprises: a welcoming lounge; an impressive open-plan kitchen with dining and family area, ideal for modern living and entertaining; utility room; downstairs bedroom and shower room; and a store room. On the upper floor, there is a generous primary bedroom with en-suite shower room, two further well-proportioned double bedrooms, and a stylish family bathroom featuring both a separate bath and shower. Externally, the property benefits from a private driveway, detached garage, and gardens ideal for entertaining, completing this outstanding family home.