



Dalrymple Gardens, Cousland, Dalkeith, Edinburgh **Offers Over £315,000**

3 bedroom bungalow for sale | Freehold

This rarely available well-presented three-bedroom detached bungalow is located within the beautiful rural village of Cousland and offers comfortable, well-proportioned accommodation all on one level, along with generous outdoor space, a 3 car driveway and a detached garage with power.

The accommodation begins with a welcoming porch/vestibule leading to a hallway providing access to all apartments and benefiting from two useful storage cupboards. Hardwood flooring flows from the hallway into the main living areas and bedrooms, creating a warm and cohesive feel throughout.

To the front of the property, the spacious lounge with dining area enjoys a large picture window offering lovely open views towards the surrounding countryside and distant hills, filling the room with natural light and creating a bright, relaxing space for everyday living and entertaining.

The kitchen is fitted with a range of base and wall-mounted cabinets and offers ample space for freestanding white goods. Appliances include an electric oven and hob, with laminate flooring underfoot. A rear door provides direct access to the fully enclosed back garden, making this a practical and functional space.

There are three generous double bedrooms, all neutrally decorated and well proportioned, offering flexibility for family living, guests, or home working. The family shower room is fully tiled and fitted with a modern suite.

Externally, the property benefits from a substantial driveway providing off-street parking for multiple vehicles, leading to a detached garage. The rear garden offers a peaceful and private setting, formed mainly of lawn with a decked patio area, all enclosed by timber fencing, ideal for relaxing, entertaining, or enjoying the outdoors.

Dalrymple Gardens is set within the sought-after village of Cousland, a quiet and welcoming community on the outskirts of Dalkeith. The area offers a pleasant semi-rural feel while remaining well connected. Local schooling includes both primary and secondary in nearby Dalkeith with a daily pick up bus service from the village. Dalkeith town centre provides a range of shops, cafés and everyday amenities including recreational at Dalkeith Community Leisure Centre with gym and swimming pool while further facilities can be found in nearby Bonnyrigg and Edinburgh.

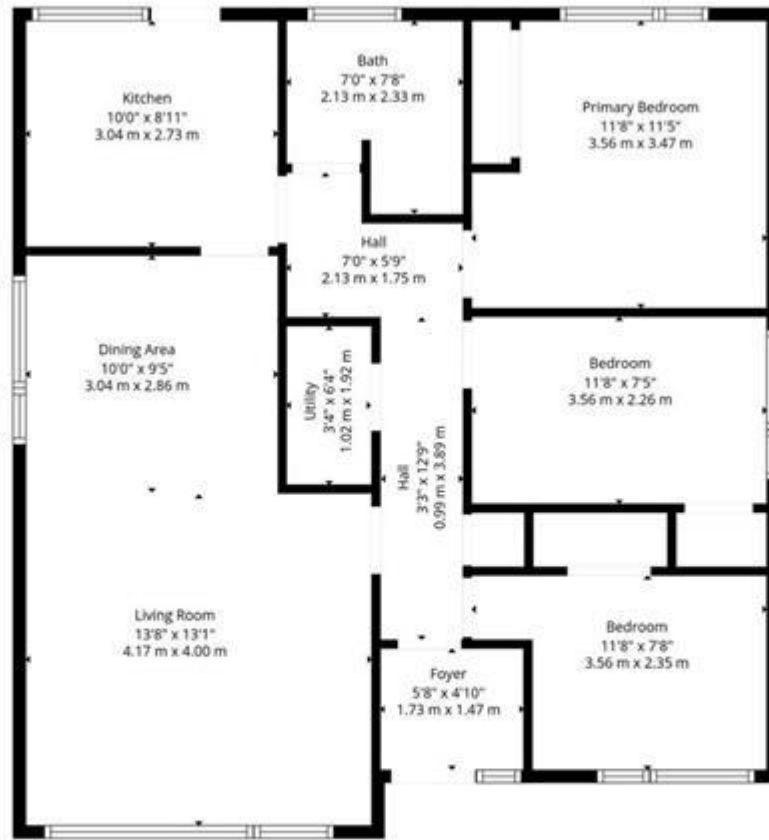
There is easy access to the A7, A68 and Edinburgh City Bypass, making this an ideal location for commuters. The surrounding countryside also offers a variety of walking routes and green spaces, perfect for those who enjoy outdoor pursuits.

A well-maintained bungalow offering space, privacy and views, early viewing is recommended to fully appreciate the setting and accommodation on offer.

Council Tax Band: E
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 898 sq. ft, 83 m2
 1st floor: 898 sq. ft, 83 m2
 EXCLUDED AREAS: WALLS: 63 sq. ft, 6 m2

Floor Plan Created By Substancia App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)		