



Fixed Price

£265,000

4 Cranston Drive

Cousland | Midlothian | EH22 2PP

This stunning, fully refurbished detached bungalow with sizeable private gardens and multi-vehicle driveway is quietly positioned within a pleasant cul-de-sac within the picturesque rural village of Cousland, enjoying a peaceful setting, yet only a few miles from the popular town of Dalkeith.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Multi-vehicle driveway
-  EPC Rating – D
-  Council Tax Band - D



Description

Offered to the market in true turn-key condition, this fantastic property has undergone an extensive program of refurbishment in recent times including rewiring, replumbing, brand new electric wet heating system, double glazed windows and doors, new kitchen and bathroom, full redecoration and flooring together with external upgrade to the guttering and façade. The property offers a high standard of living with many excellent features including sizeable gardens and fantastic panoramic views from the rear towards the Forth and beyond to Fife. The light, neutral and stylish accommodation comprises entrance hallway, impressive open plan lounge/dining/kitchen with integrated appliances, there is a principal bedroom with built-in wardrobes together with French doors leading to the decked patio with steps to the rear garden. There are two further good sized bedrooms (1 double & 1 single) and the contemporary, extensively tiled bathroom comprises of a white three piece suite with luxury Rainfall shower unit.

This is a must see to be fully appreciated!

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in Induction hob, oven and hood, integrated fridge freezer and washing machine.

Gardens and driveway

There are sizable gardens located to the front and rear of the property with a multi-vehicle driveway to the side.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Lying within easy commuting distance of Edinburgh this beautiful village is a peaceful rural retreat with village hall and Post Office, whilst a more extensive choice of shopping and a wide range of recreational facilities can be found in nearby Dalkeith and Musselburgh. Surrounded by stunning open countryside with views to the sea, you can enjoy scenic cycling (National Cycle Network Route 196) and walking trails and a number of prestigious golf courses on your doorstep. Vogrie Country Park and Dalkeith Country Park are also just a short drive away. Cousland is well connected, with rail links between nearby Eskbank station and Edinburgh Waverley, and within proximity to the City Bypass, the central motorway network, and Edinburgh International Airport. There are highly respected schools in the area from both the public and private sector from nursery through to secondary education.

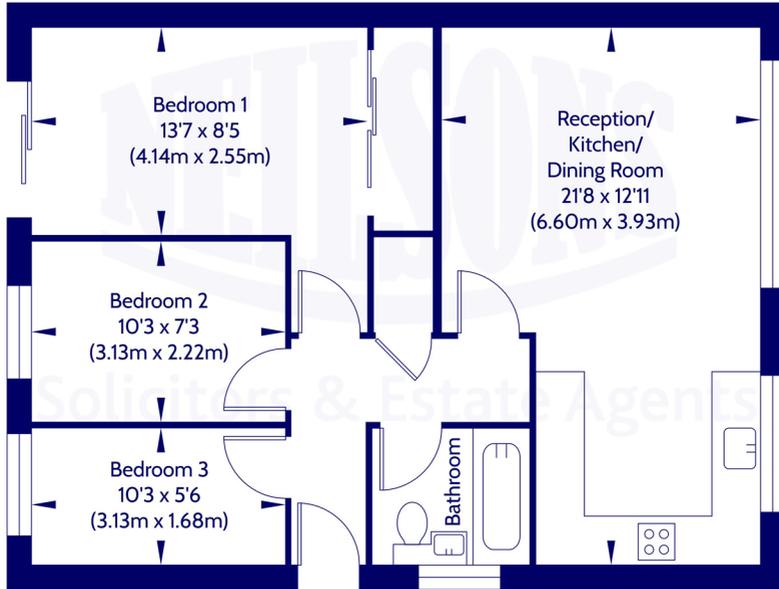


Approx. Internal Area 59.27 Sq M / 638 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

