



*BEAUTIFUL FIVE BEDROOM DETACHED
HOUSE WITH COUNTRYSIDE SURROUNDING*



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McEwan Fraser Legal is delighted to present this five-bedroom detached family home to the market. The property is in great condition having been well maintained by the present owners as well as upgraded over the years.

Internally, the property comprises of a spacious living area which can be accessed from the main hallway or the kitchen dining room through double doors. The focal point of this room are the outstanding views of rolling hills and lots of fields and forestry. The living room is generously proportioned and would accommodate various configurations.





Fully equipped kitchen/diner which is a fantastic open plan area making for an excellent social/entertaining space. The kitchen is quite simply the heart of the home, providing access to the living room and the new addition of the porch which also leads in to the private rear garden.





In addition to the aforementioned accommodation the property has undergone a garage conversion whereby a previously non-utilised space has become an excellent additional room. Accessed from the front or rear garden is what is currently used as a studio however, could also be used as a home office, gym, or continued use as a studio. As you will see, the studio benefits from dual aspects which floods the room with natural light not least from the large front-facing windows which show off the wilding front garden and views of fields in the distance. The room further benefits from a radiator and a sink to really allow for a comfortable room, year round.

The Studio

The house is well served by five spacious bedrooms and a study which is very appropriate with work from home being something of the norm these days.

The accommodation is configured with three spacious bedrooms upstairs and two bedrooms downstairs and the study. All of the bedrooms have integrated wardrobes and bedroom one has the further benefit of a three-piece en suite shower room.



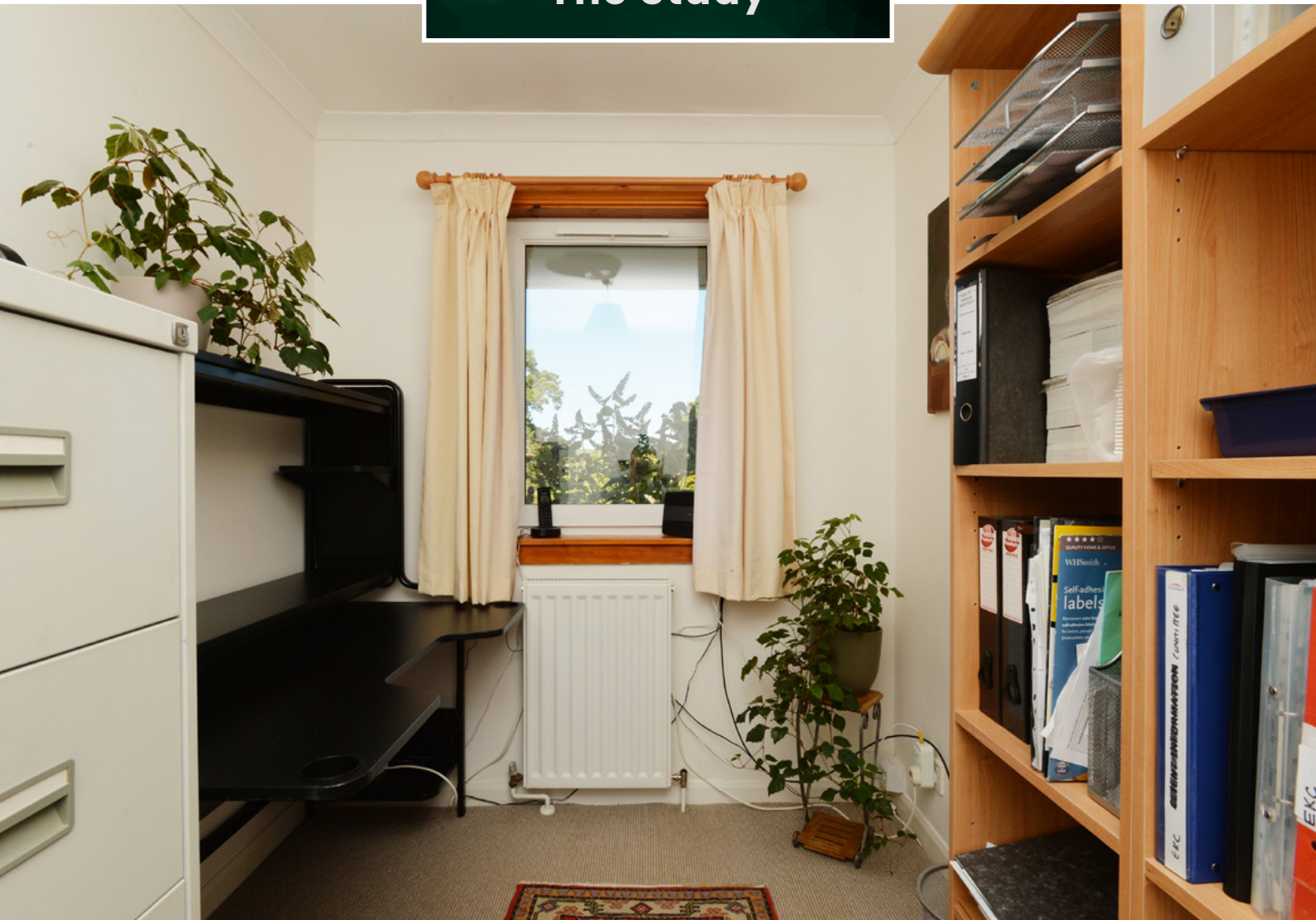


Bedroom 2



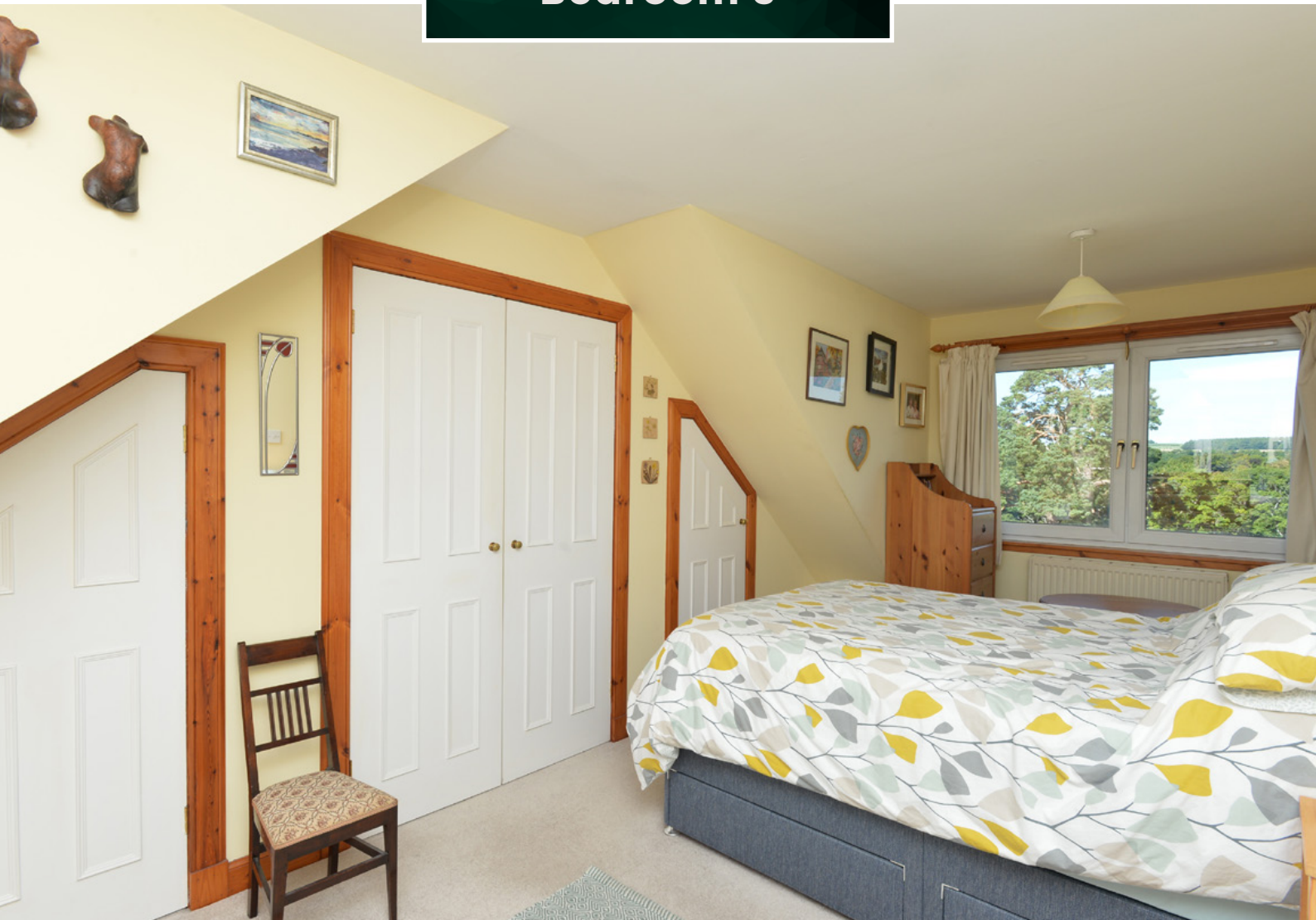


The Study



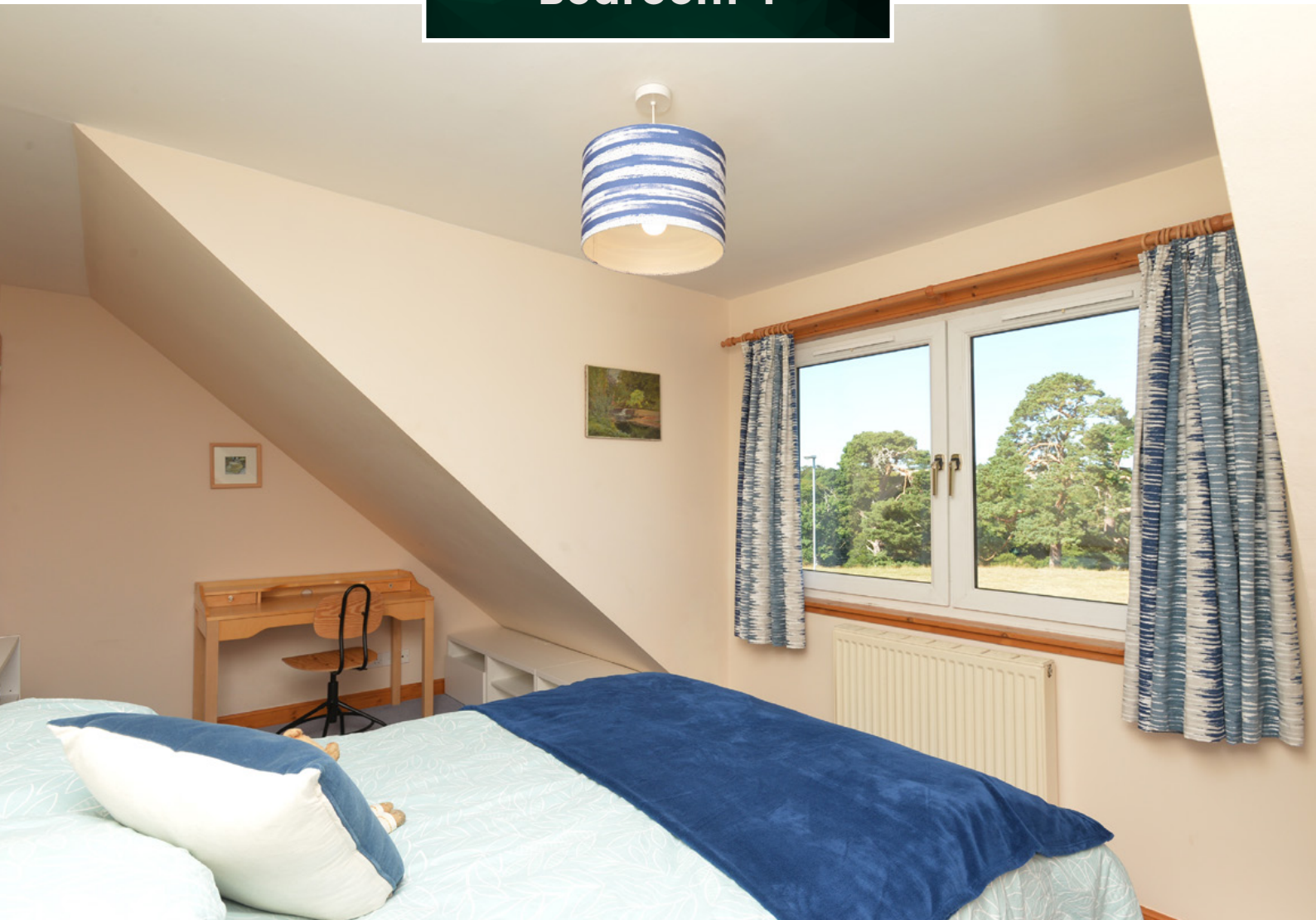


Bedroom 3



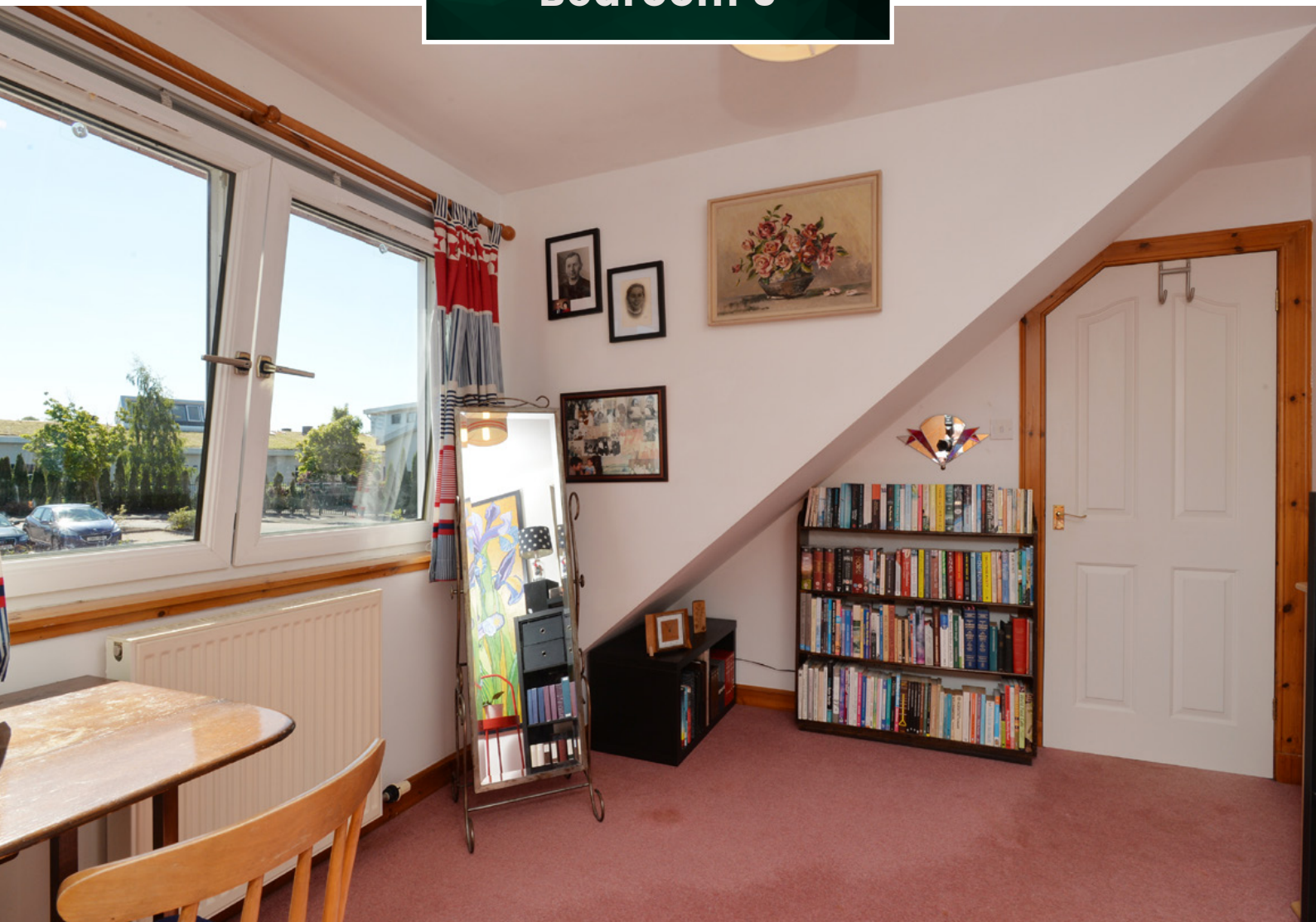


Bedroom 4





Bedroom 5



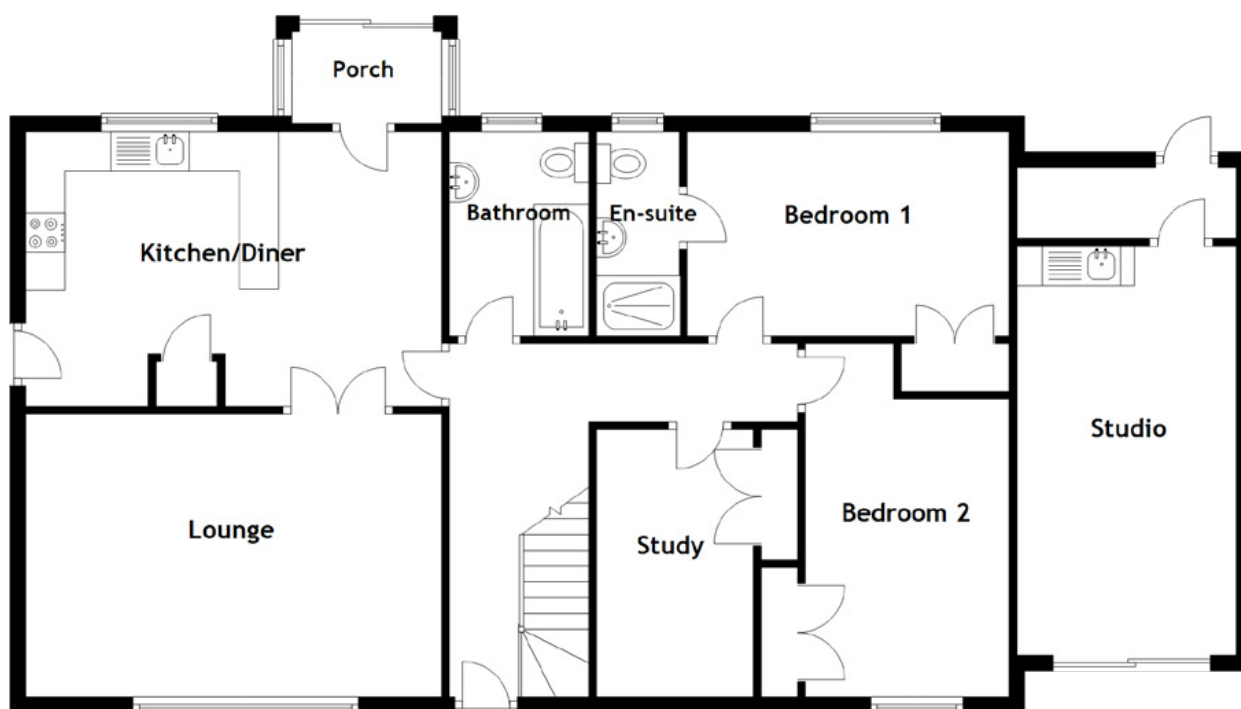


The property is equipped with three bathrooms, of which there is a shower room on the first floor and there is a main family bathroom on the ground floor as well as the en-suite shower room from bedroom one. Ideal as a family home.





SHOWER ROOM



Approximate Dimensions

(Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")	Bedroom 3	5.97m (19'7") x 2.81m (9'3")
Kitchen/Diner	5.30m (17'5") x 3.50m (11'6")	Bedroom 4	5.43m (17'10") x 2.62m (8'7")
Bedroom 1	4.10m (13'6") x 2.60m (8'6")	Bedroom 5	4.32m (14'2") x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.05m (3'5")	Shower Room	1.70m (5'7") x 1.65m (5'5")
Bedroom 2	4.49m (14'9") x 2.60m (8'6")		
Study	3.40m (11'2") x 2.00m (6'7")	Gross internal floor area (m ²): 148m ²	
Bathroom	2.60m (8'6") x 1.78m (5'10")	EPC Rating: C	
Studio	5.20m (17'1") x 2.79m (9'2")		



The current owners have quite the green finger and have re-designed the garden since purchasing to ensure it is wildlife-friendly. With additions such as patio, pond and general landscaping the garden is perfect for a family enjoys the outdoors. There is a large shed in the rear garden which serves as additional storage space for garden tools and furniture. To the front of the property there is a car port, keeping you dry, in the dash to the car in the winter months. The driveway is will accommodate two cars with ease and there is on-street parking free parking for visitors.

The property benefits from a modern gas combi boiler and is fully double glazed making for a warm home, year-round. It is expected that the property will be of particular interest given its access to the outdoors and the capabilities of excellent work from home space, as such, early viewing is recommended.

Garden Area



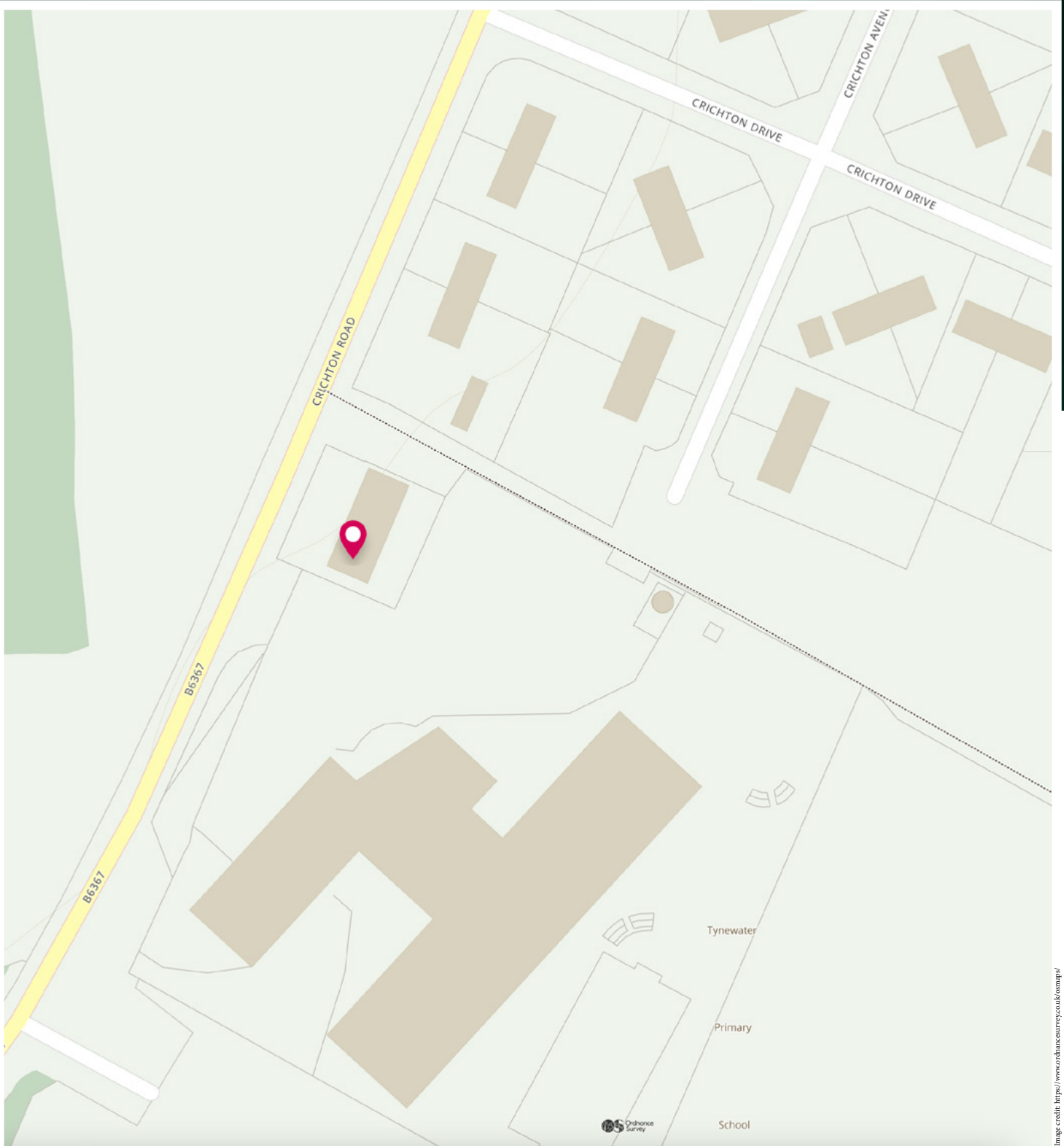


Pathhead is a fantastic community and has a shop, post office, primary school, doctor's surgery, pharmacy, bakery, takeaway and pub. There is a park with playing fields and children's playpark. Nearby Vogrie Country Park is within walking distance from the house, through picturesque Ford Glen.

Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location including the wonderful Dalkeith Country Park.

The Location





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