



Over 300m² of living space set in gated grounds that have extensive parking and a range of outbuildings including a detached garage, a studio/gym, a large store, and stabling



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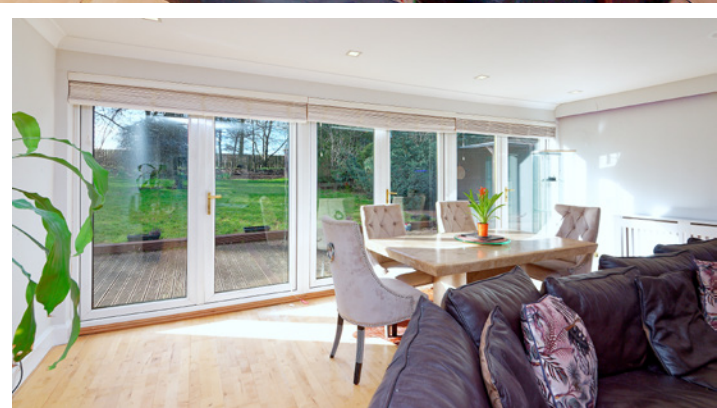


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McEwan Fraser is delighted to present this substantial detached house to the market. Calidris offers over 300m² of living space set in gated grounds that have extensive parking and a range of outbuildings including a detached garage, a studio/ gym, a large store, and stabling. Internally, the property offers significant flexibility and there are up to 8 bedrooms alongside a substantial living room, a dining kitchen, and a sun room. These huge proportions and bathrooms on both levels mean the property may be ideal for a multi-generational family.

THE LOUNGE



Internal accommodation is focused on a magnificent living room which has plenty of space for a large suite, a large dining table, and a full range of supporting furniture. A media wall creates a natural focal point and French doors open onto a substantial rear deck offering substantial free-flowing entertaining space.

THE KITCHEN/DINER



The substantial dining kitchen has a full range of base and wall-mounted units that are supported by a central island unit. There is a range of integrated appliances and ample prep and storage space for the aspiring chef. The space flows seamlessly into a dining area and a bright sun room, creating an inviting setting for both everyday meals and entertaining.

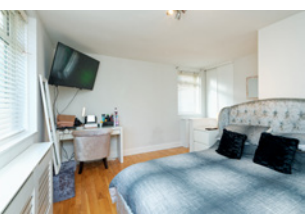


THE SUN ROOM



The remainder of the ground floor is given over to five potential bedrooms, one of which is en-suite, and a modern shower room. The versatility on offer is superb and there are a couple of great options for home offices or more intimate family rooms.

BEDROOM 4



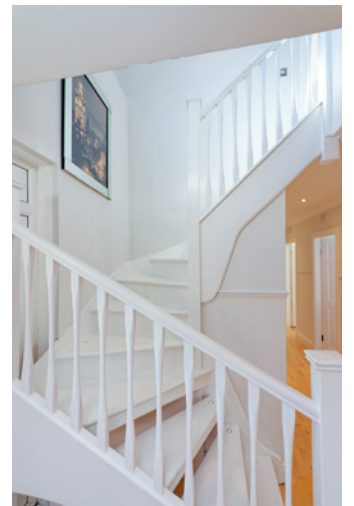
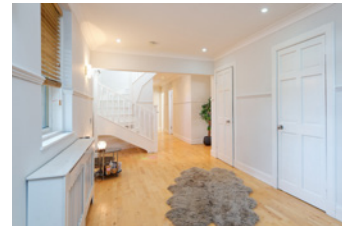
BEDROOM 6



BEDROOM 7 & STUDY/BEDROOM 8



THE SHOWER ROOM





Climbing the stairs, the first-floor landing gives access to the three largest bedrooms. Bedroom one is the obvious master. This bright dual-aspect bedroom offers plenty of space for a range of freestanding bedroom furniture and is supported by a full en-suite bathroom. The en-suite has a large jacuzzi bath and a separate shower. Bedroom two is at the opposite end of the landing and enjoys similar proportions and access to a further large en-suite bathroom with a shower and a jacuzzi bath.

BEDROOM 1





BEDROOM 2



BEDROOM 3



The third bedroom is in the middle of the landing and enjoys a balcony overlooking the rear garden and the surrounding countryside. The room would make a lovely additional sitting room.



Beyond the main house, the extensive grounds and outbuildings elevate this property's appeal, offering fantastic potential for a home business. The estate includes a detached double garage, a fully equipped home gym, and stables—ideal for equestrian pursuits or conversion into workspace, studio, or storage. The large driveway provides ample parking for multiple vehicles, while the secure electric gates offer privacy and exclusivity.

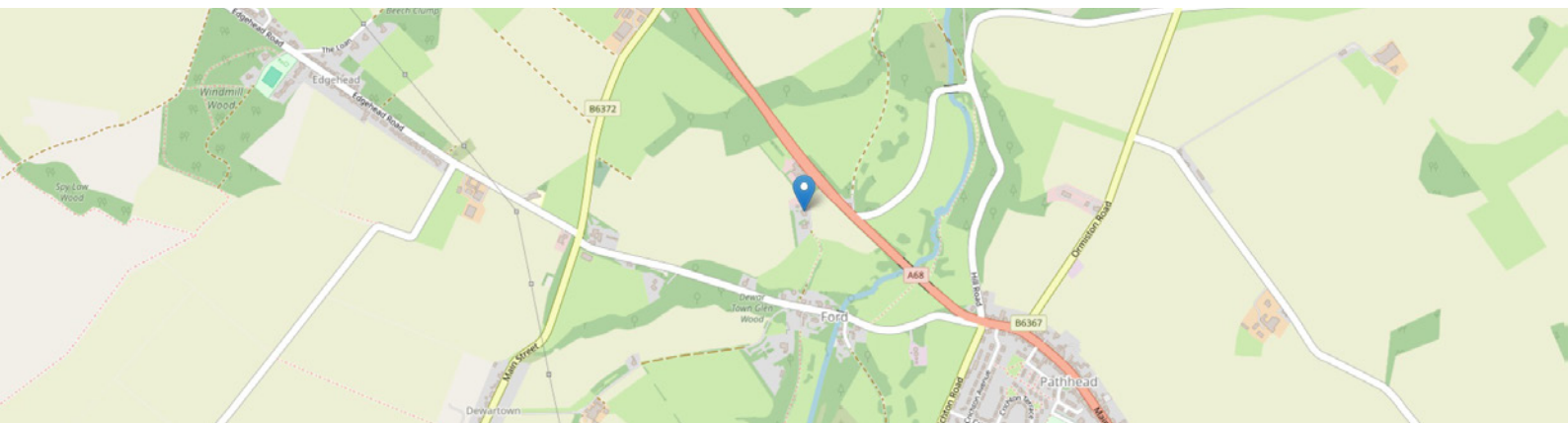
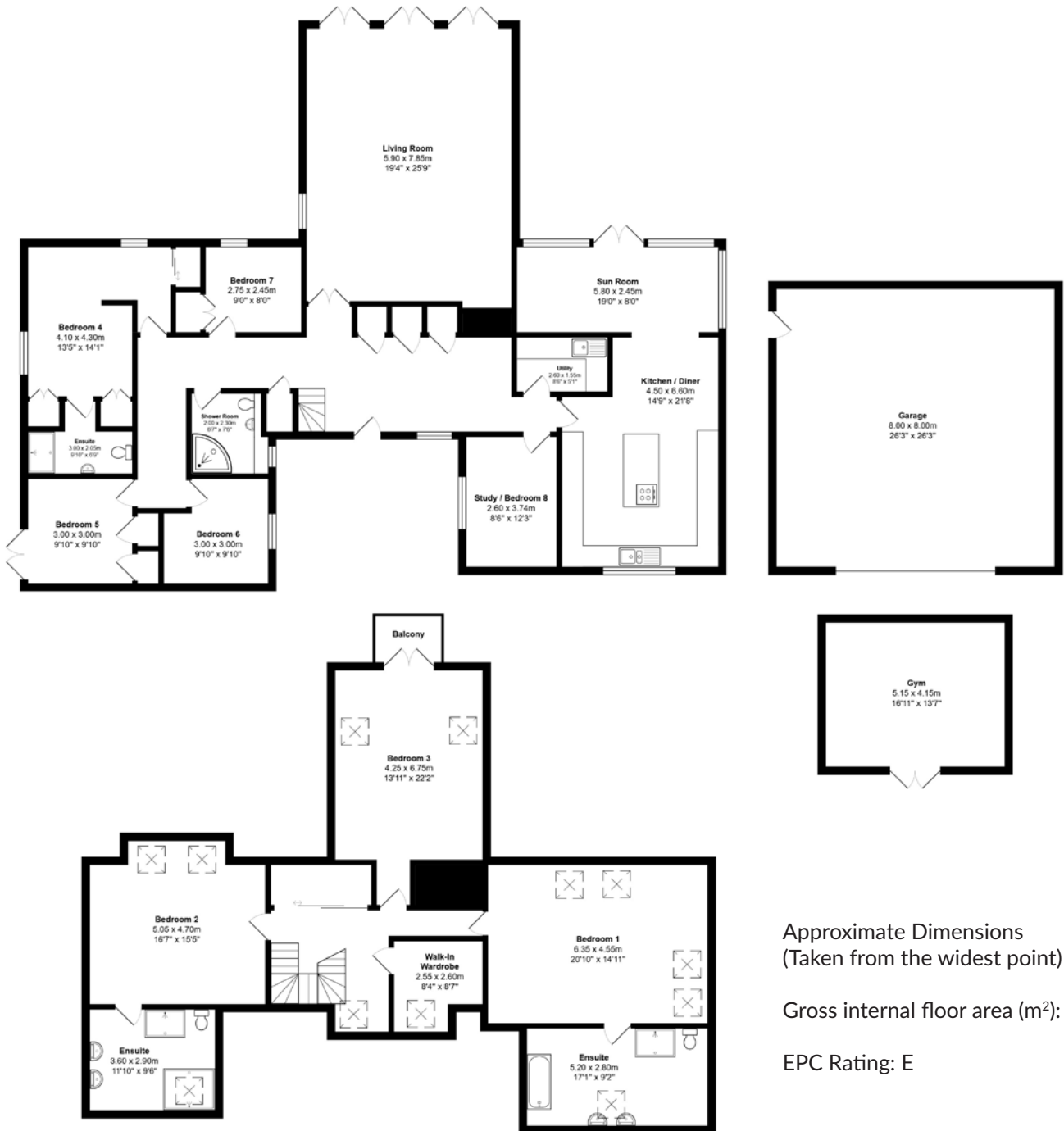
Calidris is an exceptional property for families, professionals, or entrepreneurs looking for a home that seamlessly blends lifestyle and business potential.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



THE LOCATION

Calidris is situated on the A68 just outside Pathhead, a long-established conservation village that is easily commutable to Edinburgh, being around 12 miles south of the city centre. It has a local primary school and medical centre that make it popular and a good choice of local essential shops and services including a chemist, Post Office & general store, bakery, pub/restaurant, bowling club and village hall.

Dalkeith is the nearest large town that provides secondary education through its High School and offers a wider range of shopping choices amenities and recreational facilities. Fort Kinnaird and Straiton retail parks are both less than a fifteen-minute car journey away. There are also a range of independent schools on the southside of Edinburgh that are within easy reach.

The River Tyne and Lammermuir Hills provide access to country pursuits and Vogrie Country Park is also close by.

Using The Borders Railway, Gorebridge train station is under ten minutes away and provides a regular service to Edinburgh Waverley. There is a regular bus service connecting Pathhead to the city centre and surrounding areas. The City of Edinburgh By-pass is less than 10 minutes away, with the city centre being approximately 30 minutes drive away.



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