



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**205 Main Street**  
PATHHEAD, EH37 5SQ





# LOCATION

PATHHEAD, EH37 5SQ

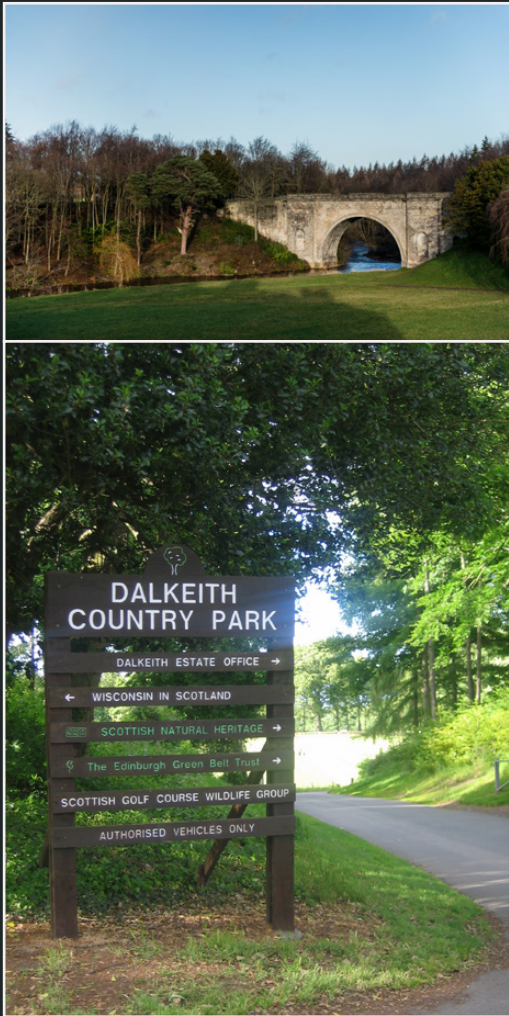
Pathhead is a picturesque conservation village in Midlothian. The village is within easy commuting distance of South and East Edinburgh (approximately ten minutes) yet offers a tranquil location, providing a complete contrast for any city professionals.

For local amenities, the village offers a post office, a takeaway, a bakery, the medical centre and a pharmacy with nearby Dalkeith providing additional high street brands, banking, building societies, not to mention a wide range of sporting and recreational facilities.

For families, schooling is well represented at all levels, there's a new primary and nursery in Pathhead, with secondary schooling available at Dalkeith. The neighbouring villages of Fala and Humble provide additional schooling options with private schools, including Loretto school in Musselburgh, all within easy driving distance.

For the commuters, there is easy access to the City Bypass and a public transport system that operates throughout the village to and from Edinburgh and further afield. The rail park and ride from Newcraighall which provides ten-minute train service to Waverley station are about twenty minutes from Pathhead. The Borders Railway line has stations within easy reach at Gorebridge and Newtongrange.

For leisurely activities, the surrounding countryside offers an array of options including walking, cycling, golf, fishing, horse riding and many other country pursuits.





# 205 MAIN STREET

PATHHEAD, EH37 5SQ

This modern detached villa is situated within a small exclusive estate in Pathhead.

Internally the property is in excellent condition and has been well cared for by the current owners. Each room is well proportioned with a mixture of Velux, triple and double-glazed windows throughout.

Externally the property has a single detached garage with electric door and private parking to the side. Well-maintained garden grounds provide laid lawn with shrubbery and paved patio areas for entertaining to the side and the rear. Additionally, the good-sized gardens are securely enclosed with fencing alongside a stone wall that dates back many years.

Internally comprising an entrance vestibule, a family room/dining space with under the stair storage, a well-proportioned lounge with feature fireplace. Double french doors lead

to the hall and the modern fully fitted kitchen with ample wall and base units and appliances including an integrated fridge freezer, dishwasher, electric hob, extractor hood, oven and microwave, all of which is sure to appeal to an aspiring chef. There is also a handy utility room just off the kitchen providing a fresh WC and access to the rear garden.

Upstairs the property boasts four comfortable double bedrooms, three of which have handy built-in wardrobes. The master bedroom benefits from an en-suite shower room and the separate family bathroom completes the accommodation with a white three-piece sanitary suite.

It is also worth noting, the property further benefits from electric fired central heating and an attic providing additional storage.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.

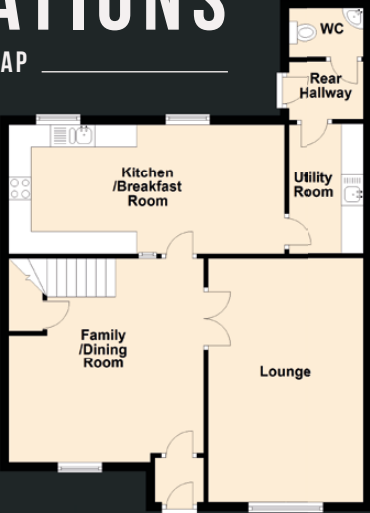






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

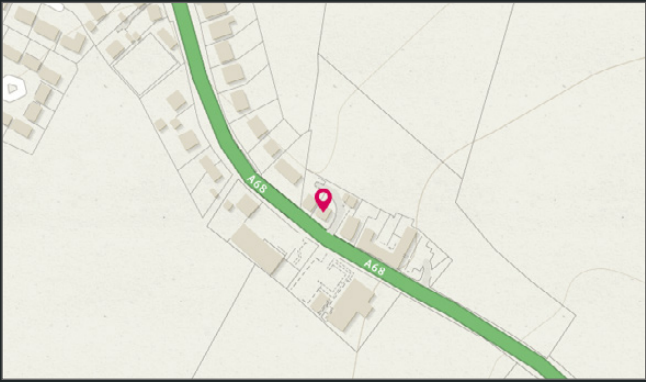
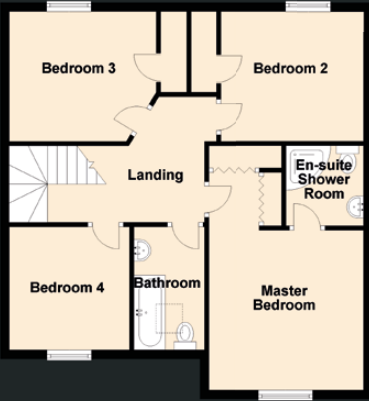


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.50m (11'6")
Utility Room	2.92m (9'7") x 1.68m (5'6")
Kitchen/Breakfast Room	6.20m (20'4") x 2.92m (9'7")
WC	1.68m (5'6") x 1.10m (3'7")
Family/Dining Room	4.60m (15'1") x 4.36m (14'4")
Bedroom 3	3.30m (10'10") x 2.95m (9'8")
Bedroom 4	2.74m (9') x 2.70m (8'10")
Bathroom	2.72m (8'11") x 1.60m (5'3")
Master Bedroom	4.90m (16'1") x 3.50m (11'6")
En-suite Shower Room	1.79m (5'10") x 1.74m (5'9")
Bedroom 2	3.23m (10'7") x 2.93m (9'7")

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods and appliances.





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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
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 Surveyor



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**ROSS MCBRIDE**  
 Photographer



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**ALLY CLARK**  
 Designer