



123 Main Street, Pathhead, Midlothian, EH37 5PT

www.mcdougallmcqueen.co.uk



Absolutely gorgeous, extended traditional terraced house, offered to the market by McDougall McQueen. We are delighted to present this stunning, bright, and spacious three-bedroom house, which has been extended to provide exceptional family living accommodation. Situated in the lovely quaint village of Pathhead, the property is presented in true turn-key condition and offers excellent accommodation which will suit most family requirements including those that love to entertain. The property benefits from beautiful mature garden grounds to the rear providing a stunning open countryside outlook. The standard of accommodation is exceptional and has so much to offer both professional couples and families alike

- Hallway with storage and stairs to the upper level
- Lovely modern family bathroom with p-shape bath, electric shower, wall hung sink and vanity unit with wc
- Bright and spacious living room with twin windows to the front, electric stove style fire and French doors leading to the kitchen
- Stunning breakfasting kitchen with drop ceiling and concealed led lighting, island and breakfast bar, ceramic electric hob, extractor, oven, integrated fridge freezer and dishwasher
- Wonderfully spacious garden room with French doors to the rear
- Main bedroom with twin front facing windows, and full width mirrored wardrobes
- Bedroom two with rear facing window, open store cupboard and double mirrored wardrobes
- Bedroom three with rear facing window and open storage cupboard
- Double glazing and gas central heating
- Beautiful mature garden grounds to the rear with decking, lawn and planted area offering the ideal space for relaxation and entertaining
- Purpose built bar with light and power, two further shed and a greenhouse
- Stunning countryside views to the rear
- Ample on street parking



Location

The property is located in Pathhead, a popular conservation village in Midlothian. It is within easy commuting distance of Edinburgh yet has peaceful location, offering a complete contrast to city living. There are shops on hand to cater for everyday needs, with nearby Dalkeith providing more shops, banks, building societies and postal services, not to mention the wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as golf, horse riding and hill walking. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. For the commuters there is easy access to the city bypass and a public transport system operates throughout the village to and from Edinburgh and further afield.

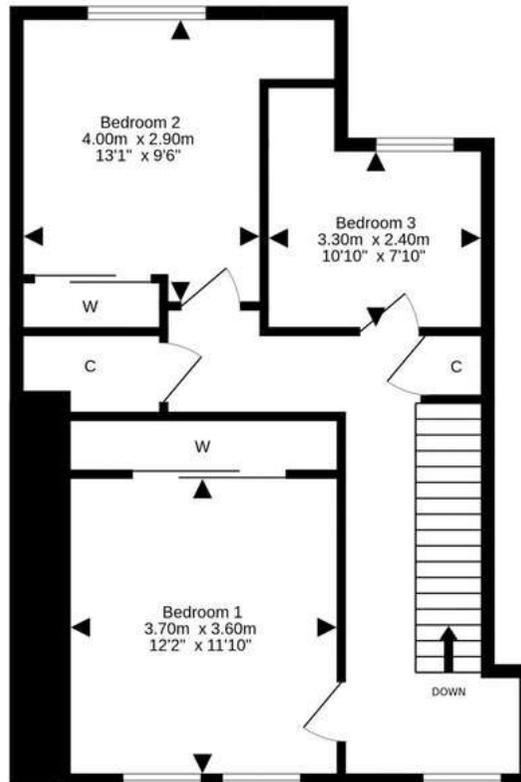
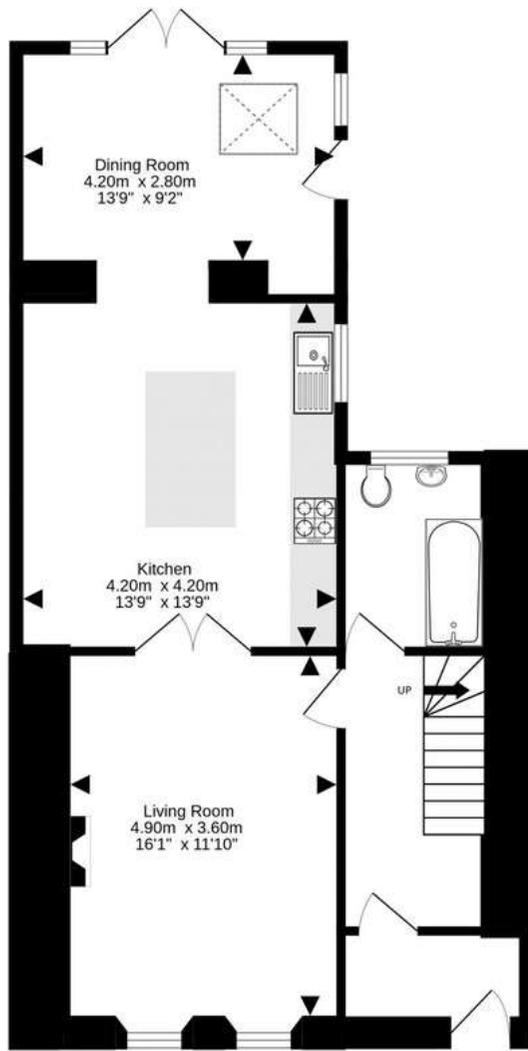
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing appliance or other movable items included in the sale as these are deemed sold as seen. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor

1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

