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espc

73 Main Street, Pathhead, Midlothian, EH37 5PZ

5 BEDROOM | 1 BATH | EPC E

This is a truly superb and delightful property in the heart of this semi-rural community within easy striking distance of Edinburgh.

The property comprises a substantial terraced traditional property, retaining many fine original features and lovingly extended and modernised to provide a large family home with a delightful walled garden.

The property has oil-fired central heating and the curtains, carpets, floorcoverings, blinds and kitchen appliances are all included.

The accommodation comprises:

- Reception Hall – a very large reception room with attractive stone staircase and curved balustrade leading to the upper floor with spacious landing.
- Living room – a good sized separate living room with open fire, wall lights and window onto the main street.
- Cloakroom/WC – at ground floor level with WC, wash hand basin, wood flooring, ceiling light and extractor fan.
- Internal TV room/study/library with wall lights and window onto lounge area.
- Lounge/dining room – a magnificent reception room with a high ceiling, roof lights, revealed stone walls, windows and French doors to the back gardens, ceiling lighting and access off to the Kitchen/Breakfast room and utility rooms.
- Kitchen/Breakfast room – located at the rear of the building with window to the gardens and internal window to the Lounge, this room has modern “Shaker” style units, electric hob and oven, dishwasher, drier and under stair storage. Stairs lead off to the Maid’s Room.
- Maid’s Room – this 5th bedroom is located over the Kitchen and has velux windows, a sash and case window with garden views and two storage cupboards.
- Utility Room – located off the Lounge this large room has a stainless steel sink and drainer, washing machine, extractor fan and ample space for appliances.
- Storage room – located off the lounge, a substantial internal room with cupboard housing hot water tank.
- Stairs and Landing to first floor – the large landing area has a storage/linen cupboard and a window to the front of the house.
- Master Bedroom – with dual aspect this room has two windows to the front and one to the side, double built-in wardrobe, ceiling and wall light fittings and a hatch to the apex loft.
- Bedroom 2 – a large guest bedroom with West facing windows, pendant and wall lights and a double built-in





wardrobe.

- Bedroom 3 – with a characterful sloping ceiling, velux window and window with views to the rear, this double room has a built in wardrobe.
- Bedroom 4 – a spacious double room with 5 velux windows to the side, ceiling lighting and built-in wardrobe.
- Bathroom – this large bathroom has a 4 piece suite in white with instant shower in glazed cubicle, double-ended bath, wash hand basin and WC. Downlighter lighting and frosted window to the rear.
- Garden – there is charming private garden to the rear with some steps up from a paved area to the well-planted garden area. A gate leads to a lane beyond where the owners have the benefit of off street parking.
- Council tax band G

About Pathhead

The picturesque village of Pathhead is in a Conservation Area and lies 15 or so miles South of Edinburgh city centre. There are the usual shops and amenities in the village including a post office/general store, bakery, medical centre, pharmacy and two popular local pubs nearby - The Stair Arms and The Forresters. There is a primary school in Pathhead, a nursery school in Cranston and a secondary school at Dalkeith. About 4 miles south of Pathhead lies Fala with another nursery school and in Humberidge there is another primary school and a nursery. Dalkeith offers many shopping opportunities and there are out of town shopping centres in easy reach along the city bypass. The property offers an ideal opportunity for those seeking a semi rural lifestyle but it is also an excellent choice for buyers who require easy and regular access to Edinburgh or the Borders. Following the A68 due north out of the village and along the new Dalkeith bypass, the Edinburgh city bypass is approximately 10 minutes drive away. The rail park and ride from Newcraighall, which provides a 10 minute train service to Waverley station, is about 20 minutes from Pathhead. There is a frequent bus service to and from Edinburgh and the Borders Railway has stations within easy reach at Gorebridge and Newtongrange. The surrounding countryside offers endless opportunities for walking, cycling, golf, fishing, horse riding and many other country pursuits and some of the superb East Lothian beaches are only half an hour or so away by car.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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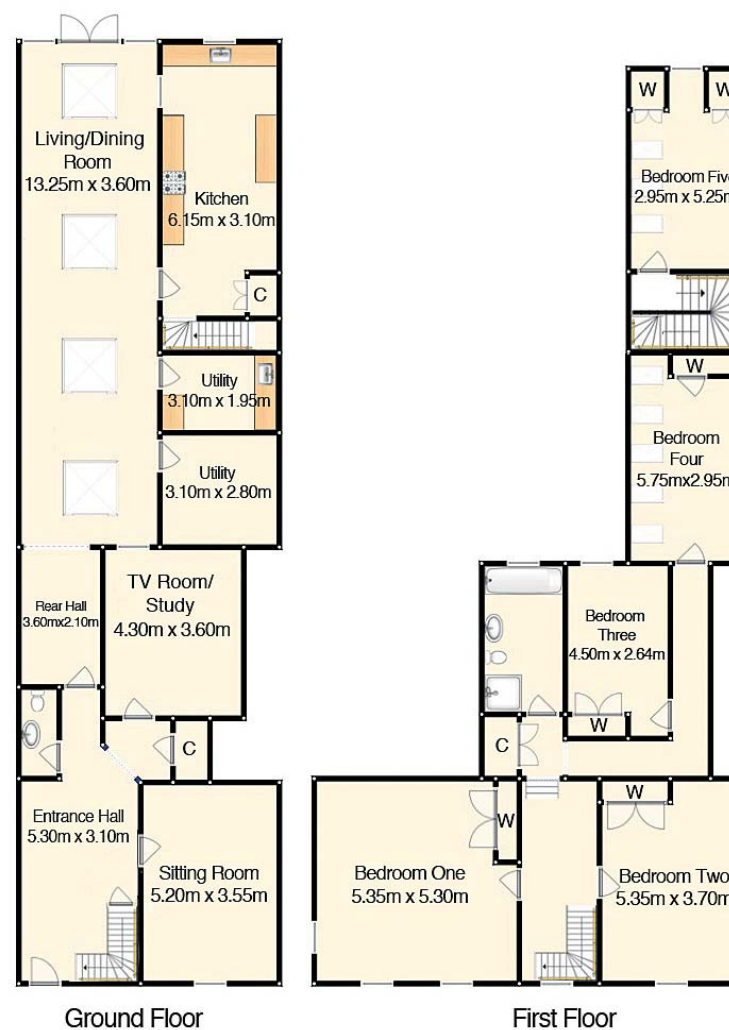
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
280m²