

OFFERS OVER £310,000

35 Dreepy Burn Drive
Pathhead, EH37 5AB

drummondmiller
Solicitors & Estate Agents



- Beautifully presented modern three-bedroom home
- Open-plan kitchen, living and dining space
- Stylish kitchen with fully integrated appliances
- Utility room with sink and additional storage
- Principal bedroom with ensuite shower room
- Integral garage wired for power, driveway and front/rear gardens
- Epc B

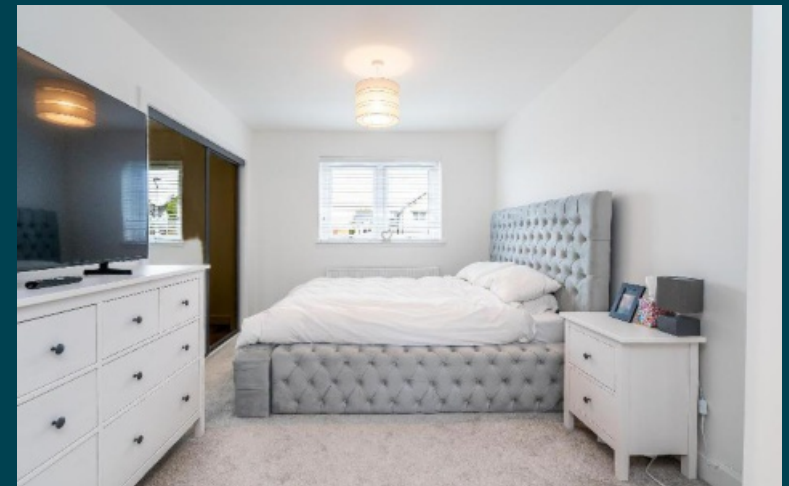
Description

Drummond Miller is delighted to present this beautifully presented three-bedroom family home.

Offering a bright, spacious accommodation arranged over two floors and is presented in excellent walk-in condition.

The welcoming entrance hallway leads into the impressive open-plan kitchen, living and dining space, creating a sociable and versatile heart of the home. The stylish kitchen is fitted with fully integrated appliances, while a useful utility room provides additional storage and a sink. A WC and integral garage complete the ground floor.

Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in wardrobes. Bedroom one enjoys a private ensuite shower room, with a further family bathroom serving the remaining bedrooms.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from front and rear gardens, with the rear enjoying good views.

A driveway provides off-street parking and leads to the integral garage.

Location

Pathhead is a well-established village in Midlothian, conveniently positioned for access to Edinburgh, Dalkeith and the surrounding countryside. The village offers a useful range of everyday amenities, including a convenience store and Post Office, pharmacy, bakery, pub and takeaway, together with Tynewater Primary School. The surrounding area provides excellent opportunities for outdoor pursuits, with Vogrie Country Park approximately 1.9 miles away.

For commuters, the A68 provides road links towards Edinburgh and the Scottish Borders, while regular bus services connect Pathhead with surrounding communities. Gorebridge railway station is approximately 3 miles away and provides Borders Railway services to Edinburgh Waverley and Tweedbank.

Council Tax and EPC

Council Tax band E and has a B-rated Energy Performance Certificate.

Home Report

The property has been valued at £330,000 and a link to the Home Report is available from the ESPC website.

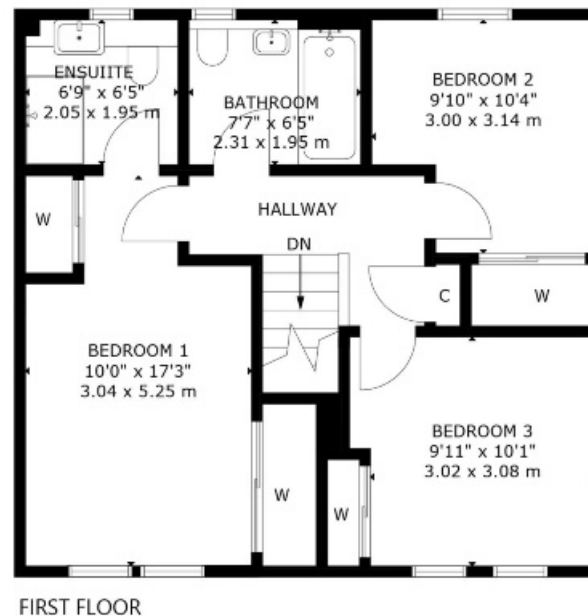
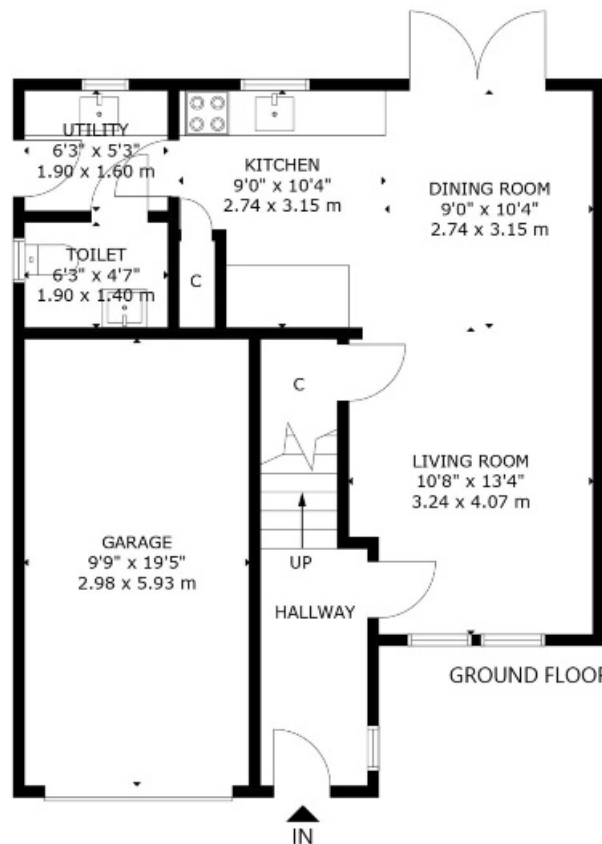
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





35 DREEPY BURN DRIVE, PATHHEAD, EH37 5AB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1086 SQ FT / 101 SQ M
 GARAGE 190 SQ FT / 18 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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