

Tranent
Call 01875 611211

Offers Over £255,000

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



47 Crichton Avenue, Pathhead, EH37 5QJ



Set in the pretty conservation village of Pathhead, this charming well presented three bedroom semi-detached villa with driveway is presented to the market in move in condition offering excellent spacious accommodation for a professional couple or young family looking for a home that combines semi-rural living with an easy commute to the city center. The property occupies a generous corner plot in a quiet part of the street next to the school with fabulous gardens to the front, side and rear. On the ground floor is a dual aspect sitting room/dining room, a stylish modern fitted kitchen with door leading to the rear porch and door to the garden, and a fabulous bathroom/WC with wet wall paneling and electric shower over the bath. Upstairs are three double bedrooms, all with fitted storage. The gardens surrounding the property are a mix of mature trees and lawn with paved patio area, and an area to the rear that is laid with chips; the garden shed is also included.

Accommodation

GROUND FLOOR

- * Bright entrance hall
- * Generous dual aspect sitting room/dining room
- * Stylish modern fitted kitchen
- * Rear hall with door to the rear gardenet room/WC with electric shower over the bath

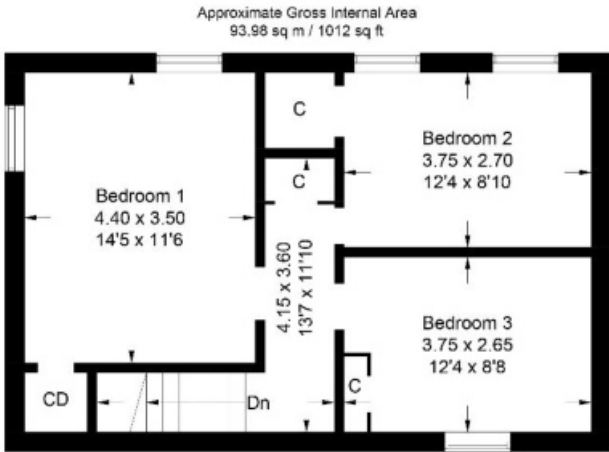
FIRST FLOOR

- * Landing with storage cupboard and hatch to attic space
- * Three spacious double bedrooms, all with fitted storage

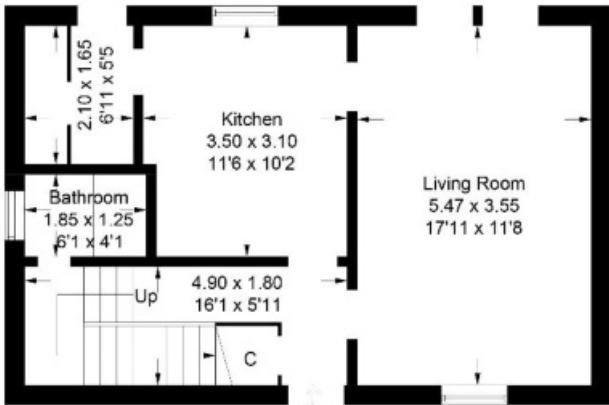
ADDITIONAL INFORMATION

- * Oil Central Heating
- * Double Glazing
- * Private gardens surrounding the property
- * Paved patio area with garden shed included

47 Crichton Avenue, Pathhead, EH37 5QJ



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1338004)

Location

The popular conservation village of Pathhead balances charming rural surroundings with strong connectivity links via the nearby A68 and Edinburgh City Bypass which provide direct routes to Edinburgh, just a short drive away, and wider motorway networks, making this village particularly attractive to commuters. Whilst offering a quieter pace, the Pathhead village itself provides everyday amenities including a convenience store, pharmacy, cafés, primary school, and healthcare facilities. More extensive shopping, dining, and leisure options are available in nearby Dalkeith, Bonnyrigg, and Straiten Retail Park. The Midlothian countryside offers outstanding outdoor recreation where families can enjoy local woodland walks, cycling, and horse riding, with routes through the Moorfoot Hills and along the River Tyne, as well as attractions throughout Midlothian and the Borders. Golfers are well catered for with Broomieknowe, Kings Acre, Newbattle, and East Lothian's championship courses also within easy reach. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. Combining village charm, excellent transport links, beautiful countryside, and Edinburgh proximity, the Pathhead village is ideally positioned for buyers seeking a relaxed yet well-connected lifestyle.

Fixtures and Fittings

All fixtures and fittings, including all fitted floor coverings, curtains, blinds, light fittings are included in the sale. No warranty provided for any free standing white goods.

Services

Oil, electricity, water and drainage

EPC

Band D

Council Tax

Mid Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

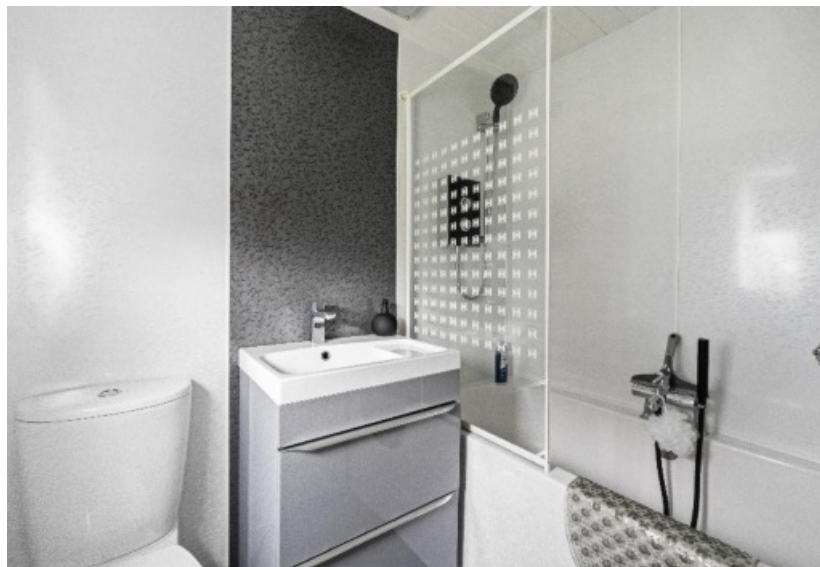
Interested in this property?
Tranent
Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.