



178 MAIN STREET
PATHHEAD, MIDLOTHIAN, EH37 5SG



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Welcome to a stylish main-door double upper villa set on the first and second floors of a handsome stone-built building. Presented in immaculate decorative order, this exceptional two-bedroom residence has been fully upgraded, providing attractive interior design and high-end finishings. It includes an on-trend kitchen and shower room, a snug/study area, and a large living/dining room with inspiring views. Located in the Pathhead conservation area, the home offers a tranquil village lifestyle with the beautiful Midlothian countryside practically on your doorstep. Reached via a flight of steps, the home's private front door opens into a bright porch flowing through to a hall with mirrored storage. The spacious living/dining room is upstairs, occupying the entire second floor. Here, neutral décor is lovingly paired with a wood-inspired floor which brings a warm glow of colour to the room. Dual-aspect windows add to the airy ambience, whilst also providing spectacular elevated views over Pathhead and the surrounding countryside. Back on the first floor, the dual-aspect breakfasting kitchen has an ultra-modern design, with white handle-less cabinets, complementary worktops, and matching splashback panels. It is a sophisticated aesthetic, heightened by integrated appliances for a sleek finish. It also has integrated bins and a boiling hot water tap.

FEATURES

- A stylish and spacious double upper villa
- Part of a handsome stone-built building
- Located in the Pathhead conservation area
- Spectacular elevated country views
- Attractive interior design throughout
- Steps leading up to private front door
- Porch and hall with mirrored storage
- Spacious, dual-aspect living/dining room
- Ultra-modern breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- Charming snug/study area
- Contemporary three-piece shower room
- Low-maintenance communal garden
- Unrestricted on-street parking bays
- Wet electric heating and double glazing





Meanwhile, the two double bedrooms both enjoy attractive décor and plush carpeting, as well as built-in wardrobes providing ample clothes storage. The principal bedroom also has dual-aspect windows for added light. There is a charming snug/study area by the stairs to the living room as well. A contemporary shower room with premium tile work finishes the accommodation. It features a storage-set WC suite, an illuminated mirror, and a double walk-in shower enclosure. Wet electric heating and double glazing ensure year-round comfort. The property has double glazing, electric wet heating via radiators on the first floor and stone panel heaters on the second floor. Outside, there is a low-maintenance communal garden that is fully enclosed by a high fence and stone wall for safety. Laid with neat paving, it is a lovely space for relaxing and dining in the sun. Unrestricted on-street parking bays provide spaces for visitors and residents alike.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (induction hob, statement extractor, raised double oven, fridge/freezer, dishwasher, and washer/dryer).







Pathhead, Midlothian

Pathhead is a picturesque conservation village, located 12-miles from Edinburgh offering its residents a desirable semi-rural lifestyle. This thriving community enjoys access to local amenities which include a post office, a pub, a bakery and a fish and chip shop. Being in close proximity to the town of Dalkeith, more extensive facilities are also easily accessible, including a Tesco superstore. Surrounded by beautiful Midlothian countryside, Pathhead offers wonderful open spaces perfect for country walks, horse riding, mountain biking and cycling. For horse lovers, the Oxenfoord Equestrian Centre is also close by. The nearby Victorian manor house estate of Vogrie Country Park is ideal for woodland walks, with a play area and a 9-hole golf course. Pathhead Sports and Social Club makes a great community hub for the local area, hosting a variety of classes and events throughout the year. Within the village itself is Tynewater Primary School, with numerous secondary school options, just a few miles away in Dalkeith.





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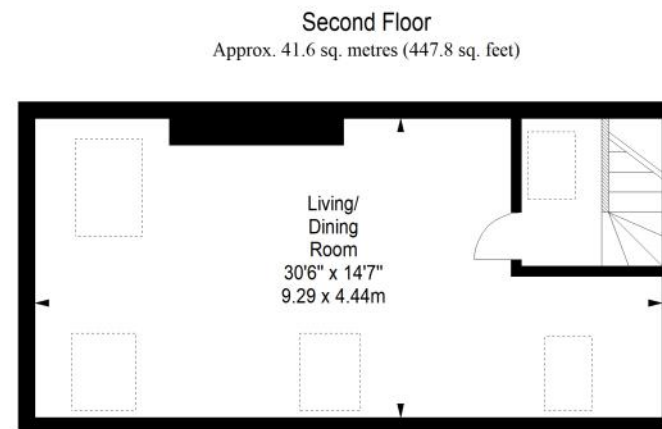
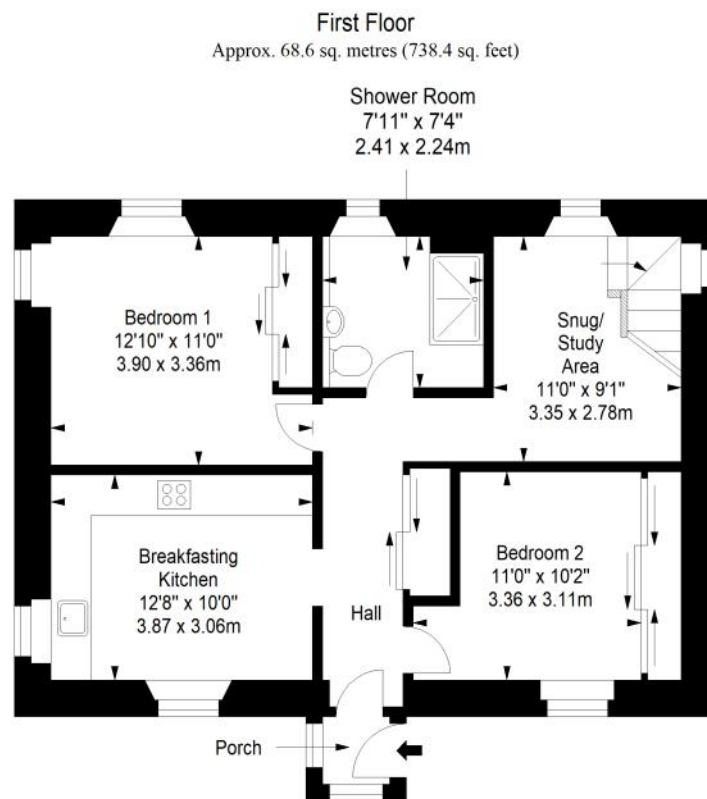
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 110.2 sq. metres (1186.2 sq. feet)