



176 MAIN STREET,
PATHHEAD, MIDLOTHIAN, EH37 5SG



2



1

EPC
RATING

D

COUNCIL
TAX BAND

B



SUMMARY

Set in the Pathhead conservation area, within easy driving distance of the capital, this attractively presented, main-door, ground-floor period flat boasts two double bedrooms, a south-facing, double-aspect reception room, a modern kitchen with a westerly aspect, and a wet room. Additionally, the property benefits from unrestricted on-street parking, a communal courtyard with an external store, and easy access to local amenities, including a convenience store, bakery, takeaways, a pub, a restaurant, a primary school, a park, and bus links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Please note that some of the rooms have been virtually staged using actual photographs of the rooms.

FEATURES

- Ground-floor flat in Pathhead
- Private main entrance
- Crisp, neutral interiors
- Entrance vestibule and hall
- Sunny dual-aspect living room
- West-facing modern kitchen
- Spacious main bedroom with press storage
- Versatile second bedroom with rear access
- Modern wet room
- Private external store
- Shared courtyard
- On-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

HOUSE SALES

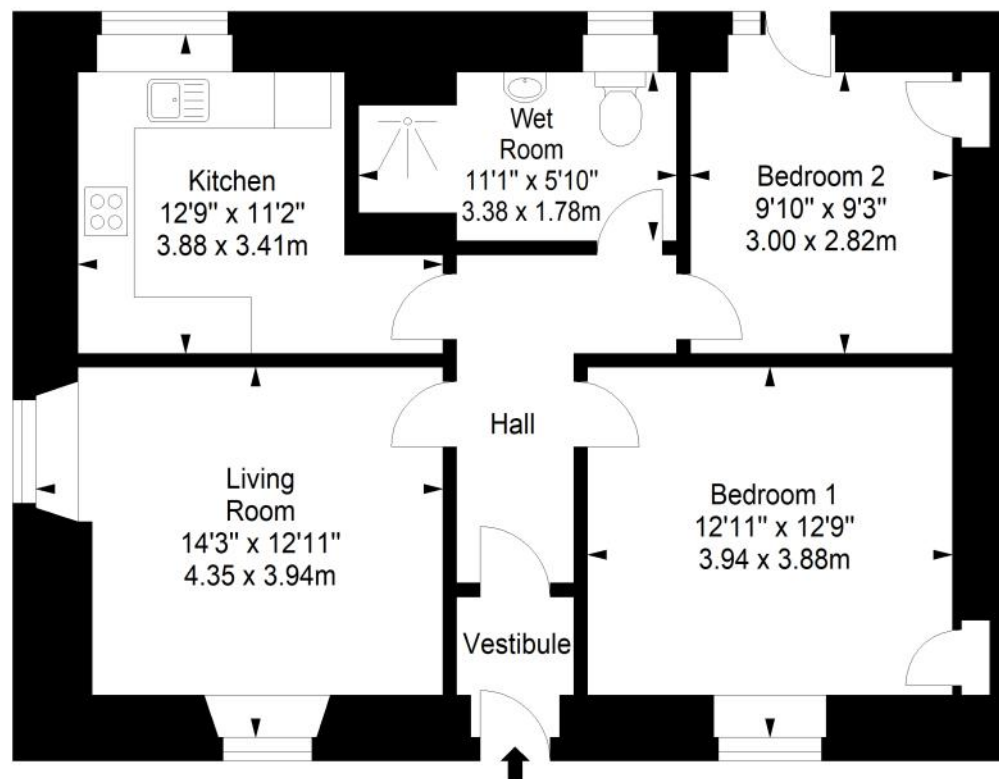
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)

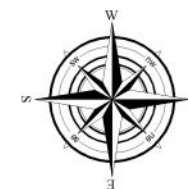


Store

Approx. 1.4 sq. metres (15.0 sq. feet)



Store
 5'1" x 2'11"
 1.56 x 0.89m



Total area: approx. 63.4 sq. metres (682.4 sq. feet)