



GARDEN STIRLING BURNET

125 MAIN STREET
PATHHEAD, MIDLOTHIAN, EH37 5PT



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Situated in the Pathhead conservation area, this three-bedroom end-terrace house is a charming residence that offers a semi-rural lifestyle close to open countryside, just a 30 minutes' drive from Edinburgh city centre. It has a sunny, southwest-facing aspect, and enjoys bright and airy rooms, which include a large living area and dining kitchen, a four-piece shower room, and excellent storage. It further boasts a generous rear garden with fantastic privacy. Whilst certain aspects of the property would benefit from cosmetic upgrades, it remains a superb prospect for anyone seeking a spacious home in a quiet village.

Upon entering, you are welcomed by a vestibule flowing through to a hall with space under the stairs for storage or a workstation. To the left is the living room, which enjoys crisp neutral décor and a timber floor, creating an elegant aesthetic that is easy for new buyers to dress and style. Southwest-facing twin windows flood this large reception room in natural light, whilst a beautiful feature fireplace adds a focal point for arranging lounge furniture. Next door is a spacious dining kitchen which is generously appointed with wood-hued cabinets and complementary worktops. It has plenty of room for a table and chairs, and provides direct access to the rear garden.

FEATURES

- A charming end-terrace house
- Offers a semi-rural lifestyle
- In the Pathhead conservation area
- Welcoming entrance vestibule and hall
- Large, southwest-facing living room
- Spacious, well-appointed dining kitchen
- Naturally-lit landing with an airing cupboard
- Three double bedrooms (two with storage)
- Bright shower room with a four-piece suite
- Large rear garden that is fully enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing





The ground floor is completed by a bright four-piece shower room with light décor and half-height tiling. It features a toilet, a bidet, a washbasin, and a shower cubicle. From the hall, a staircase leads to the first floor, where a naturally-lit landing (with an airing cupboard) connects to the three double bedrooms. All three rooms are spacious and well-proportioned, with the principal bedroom enjoying a southwest-facing aspect, and bedrooms two and three featuring built-in storage. The property has gas central heating and double glazing for year-round comfort. Outside, the home has a large rear garden which is fully enclosed. It includes two sheds and a greenhouse. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, light fittings, and a gas range cooker to be included in the sale.

Please note, the living room and main bedroom have been virtually staged for illustration purposes.







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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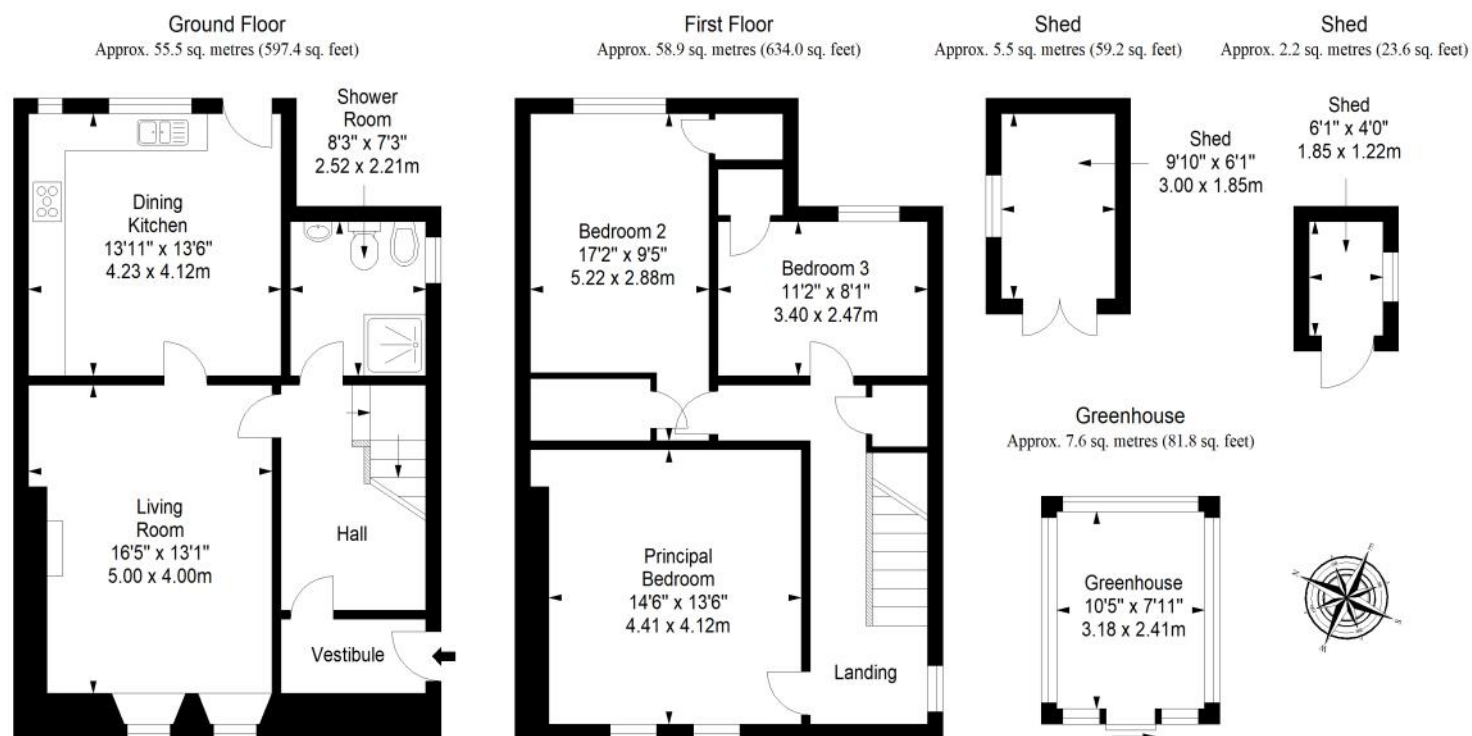
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HOUSE SALES

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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. 114.4 sq. metres (1231.4 sq. feet)