



31 MAIN STREET
PATHHEAD, MIDLOTHIAN, EH37 5PZ



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This main-door lower flat forms part of a traditional stone-built building situated in the Pathhead conservation area. It is brought to market in move-in condition, offering spacious interiors that are neutrally decorated throughout. It features a southwest-facing living/dining room, a well-stocked kitchen, two double bedrooms, a study, and a three-piece bathroom. Furthermore, this home boasts a large mature garden as well. It is a charming property that promises a relaxed village lifestyle and a semi-rural ambience, just a 30 minutes' drive from Edinburgh city centre.

The home's private front door opens into a welcoming vestibule with storage before flowing through to a central hall. The neutral palette and varnished wooden floorboards continue from here into the living/dining room, creating an inviting aesthetic that is perfect for new buyers. This reception area has a spacious footprint for various furnishings and it is bathed in light from southwest-facing windows. A feature mantelpiece frames the room with a decorative focal point as well. Sat adjacent is the kitchen. Here, there is a well-appointed range of cabinets and workspace, bordered by easy-to-clean splashbacks. It has direct access to the rear garden and comes with a range of freestanding appliances.

FEATURES

- Spacious lower flat in move-in condition
- Part of a traditional stone-built building
- Situated in the Pathhead conservation area
- Neutral interior décor throughout
- Private main-door entrance
- Vestibule with storage and central hall
- Spacious, southwest-facing living/dining room
- Well-appointed kitchen with garden access
- Two bright and airy double bedrooms
- Private study for working from home
- Modern bathroom with overhead shower
- Expansive rear garden that is enclosed
- Unrestricted on-street parking
- Gas central heating and double glazing





Set side by side, the two double bedrooms are both bright and airy. The principal bedroom mirrors the aesthetic of the living area, whilst the second bedroom pairs a soft carpet with the neutral tones for optimal comfort. The second bedroom also has a decorative mantelpiece and a shelved recess for display items. Next door is a dedicated study for working from home. A modern bathroom finishes the property, providing a storage-set WC suite, a towel radiator, and a bathtub with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, there is an expansive rear garden that is enclosed by a high wall and fence for safety and privacy. It features a generous stretch of lawn which is framed by mature plants and trees, creating an idyllic ambience. Unrestricted on-street parking is also available to the front.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a washing machine, and a tumble dryer to be included in the sale. Please note: the living room and main bedroom have been virtually staged for illustration purposes.



Virtually staged by Property Studios





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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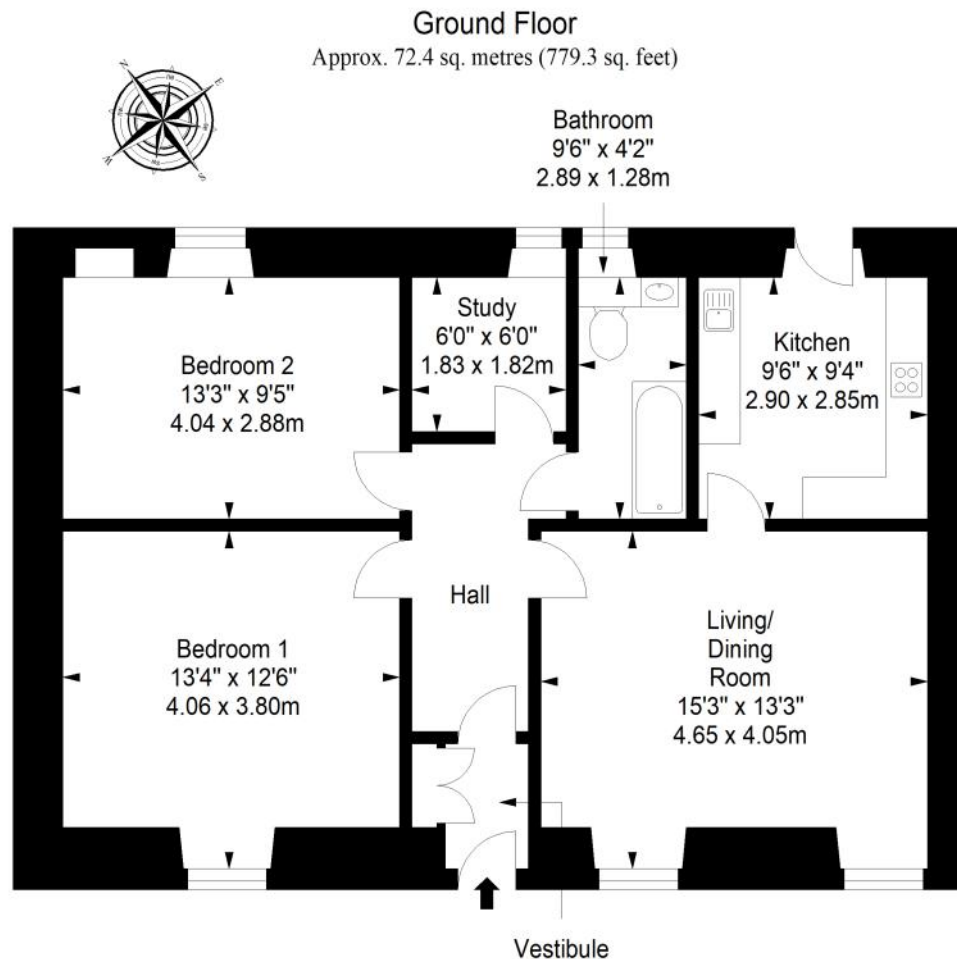
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HOUSE SALES

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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. 72.4 sq. metres (779.3 sq. feet)