



174 Main Street
Pathhead, EH37 5SG

A

"174 Main Street is an immaculately-presented, three bedroom, semi-detached traditional cottage"

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- BEDROOM THREE (DOUBLE)
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATH ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- CAR PARKING
- GOOD LOCAL AMENITIES









LOCATION

Main Street forms part of the picturesque conservation village of Pathhead set within the delightful semi-rural Midlothian countryside. Lying approximately 12 miles south east of Edinburgh City Centre, the location offers an abundance of country pursuits with golf courses, horse riding, Vogrie and Dalkeith Country Parks and plenty of walking routes nearby. There is a regular bus service to and from Edinburgh City Centre and the surrounding areas, plus the City Bypass is readily accessible providing access to the main Scottish motorway network system. Pathhead offers local shops, a medical centre, post office, and community hall whilst Dalkeith provides further shopping facilities including a Tesco Superstore. Fort Kinnaird and Straiton retail parks are also just a short drive away and feature a variety of retail outlets. Cranston Country Nursery in Edgehead offers early years care whilst primary education is provided at Tynewater Primary in Pathhead. Secondary schooling can be found at the new Dalkeith Schools Campus

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

174 Main Street is an immaculately-presented, three bedroom, semi-detached traditional cottage with tiered garden and private parking, set in the idyllic rural village of Pathhead. Surrounded by vast open countryside, frequent transport links and excellent local amenities, this would make for a superb family home. Having been fully renovated to the highest standard both inside and out, coupled with excellence fixtures and fittings, early viewing is required. The accommodation comprises: welcoming entrance hall with oak flooring and under stair storage; bright and spacious living room/diner with patio doors leading to the enclosed landscaped garden; stylish kitchen with superiority worktops and an integrated dishwasher and oven; downstairs shower room with modern suite and double bedroom 3. A carpeted stairway with skylight leads to the 1st floor with double bedroom 1 with en-suite shower room; double bedroom 2 and family bathroom completes the accommodation. Externally, there is an enclosed west facing rear garden with lawn and patio area, perfect for entertaining. Further benefits include: modern double glazing; mains gas central heating and private parking (EV charging ready), sandstone patio, monoblock driveway and parking.

Please note some rooms have been staged to give an idea of size with furniture

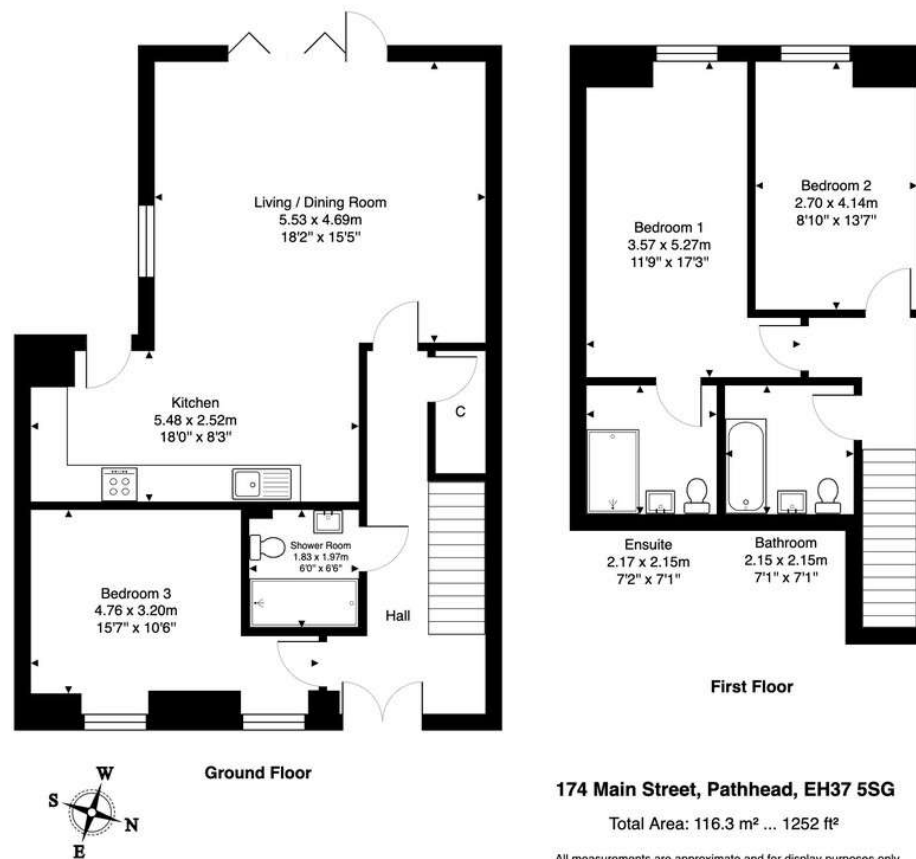
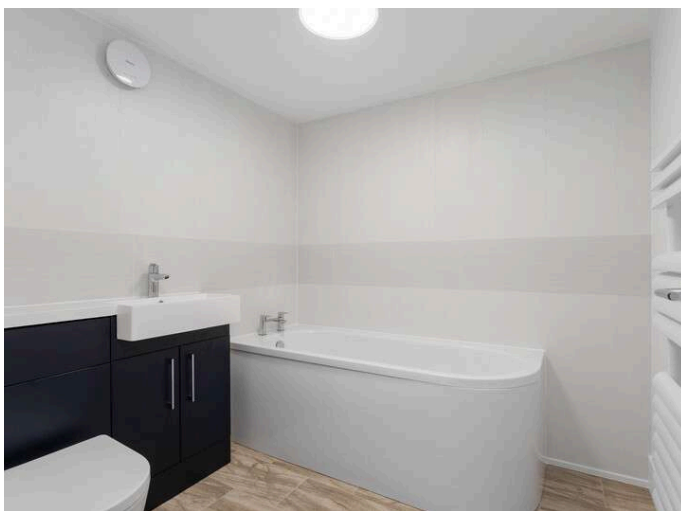
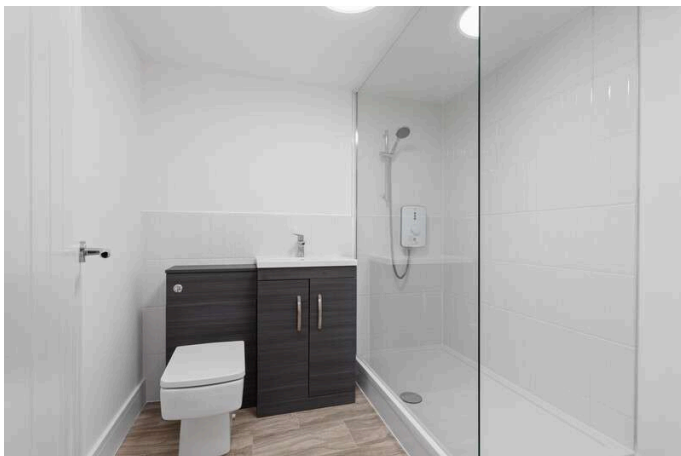
EPC RATING

The energy efficiency rating for this property is band B.





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