





Welcome

Welcome to 95 Main Street, an exquisite and seldom available extended linked semi-detached cottage located in the heart of the picturesque village of Pathhead, Midlothian. McDougall McQueen is pleased to present this meticulously maintained two-storey property to the market. The residence offers bright and spacious accommodation, featuring two bedrooms, one of which includes an en-suite shower room. The property benefits from double glazing, gas central heating, log burning stove, and private garden grounds to the rear, providing an excellent space for relaxation. Given the standard of accommodation and layout of the property it has so much to offer both professional couples and families alike, we would therefore recommend viewing at your earliest convenience.

- Entrance hallway
- Double bedroom with front facing window, and built-in double wardrobes
- Ground floor shower/wet room with electric shower, wc, and sink
- Spacious living room with front facing window, multi fuel log burning stove and fire surround
- Lovely, fitted kitchen with garden access, base and wall units, composite sink, electric hob, extractor, oven, integrated microwave, integrated fridge freezer, integrated washing machine, and designer radiator
- Upper level
- Principle bedroom with eve's storage, twin Velux windows, and walk-in wardrobe
- En-suite with electric shower, wc, sink, towel radiator, and Velux window
- Double glazing, gas central heating, and multi fuel stove
- Lovely, private rear garden with vennel access to the front
- Ample unrestricted on street parking





Pathhead

The property is located in Pathhead, a popular conservation village in Midlothian. It is within easy commuting distance of Edinburgh yet has peaceful location, offering a complete contrast to city living. There are shops, A Doctors Surgery, bowling club and a bakers on hand to cater for everyday needs, with nearby Dalkeith providing more shops, banks, building societies and postal services, not to mention the wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as golf, horse riding and hill walking. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. For the commuters there is easy access to the city bypass and a public transport system operates throughout the village to and from Edinburgh and further afield.

Extras

Included in the sale are: floor coverings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing appliance or other movable items included in the sale as these are deemed sold as seen. Other items may be available by negotiation.



Get in touch

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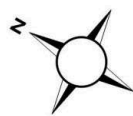
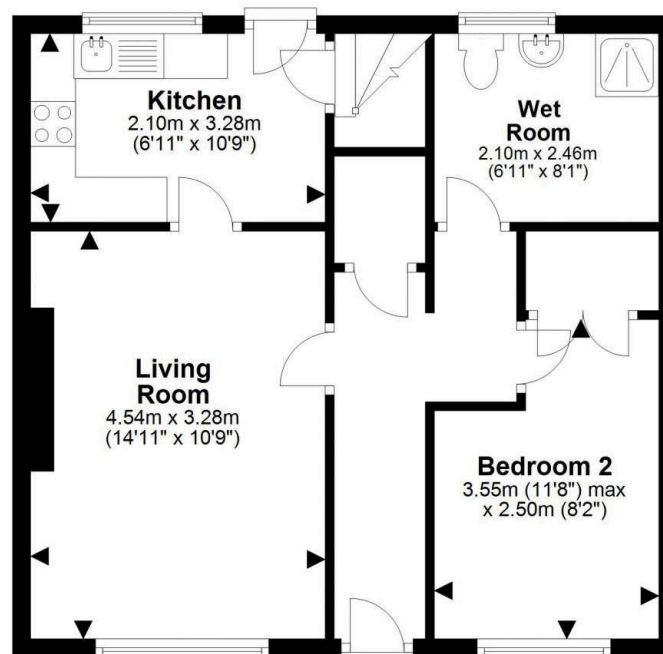
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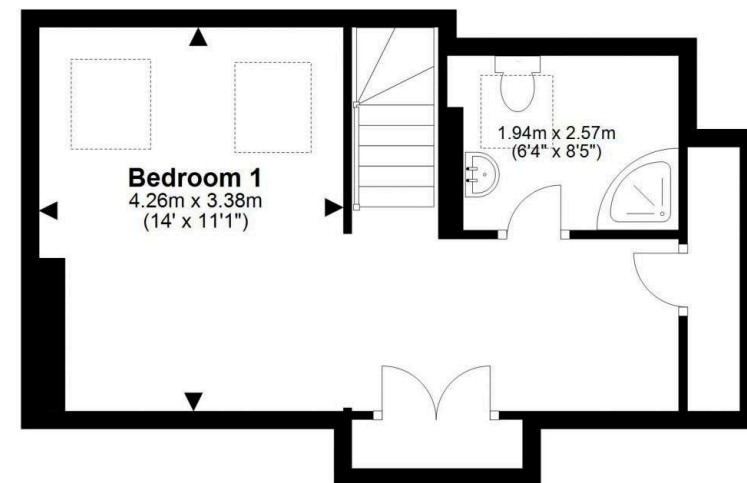


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.