





Welcome

Welcome to 156 Main Street, a superb opportunity to purchase a terraced cottage located in the heart of the picturesque village of Pathhead, Midlothian. McDougall McQueen are pleased to present this two-storey property to the market. The cottage offers bright and spacious accommodation on the ground floor with two bedrooms on the upper floor. The property benefits from double glazing, gas central heating, solid fuel enclosed fire, and private garden grounds to the rear, providing an excellent space for relaxation. The property is now in need of some refurbishment but offers excellent value in today's market, we would therefore recommend viewing at your earliest convenience.

- Superb Main Street location within the very heart of the village
- Entrance vestibule
- Spacious living and dining room with solid fuel enclosed fire, store cupboard and stairs to the upper level
- Inner hallway
- Ground floor shower/wet room with electric shower, wc, and sink
- Fitted kitchen with a range of wall and base units, electric cooker, extractor, and remaining white goods
- Upper hallway
- Principle bedroom with rear facing window, built-in wardrobes, and storage
- Bedroom two with high level front facing window, and eve's storage
- Double glazing, gas central heating, and solid fuel enclosed fire
- Lovely, private rear garden grounds with greenhouse and sheds
- Ample 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 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: moveable items that are within the property and garden as at the time of viewing. 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.



Get in touch

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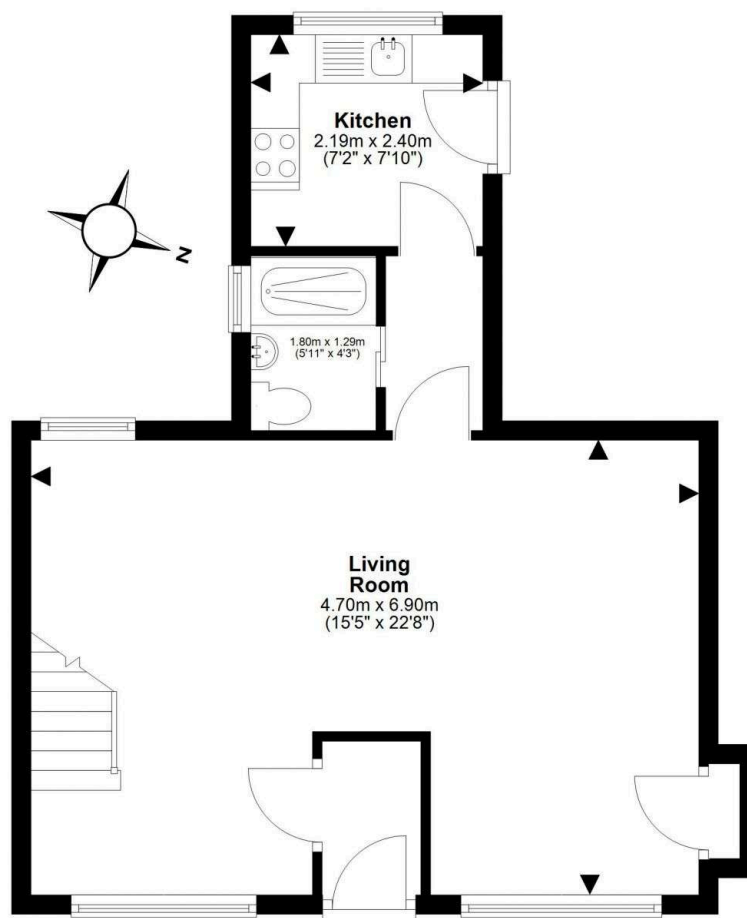
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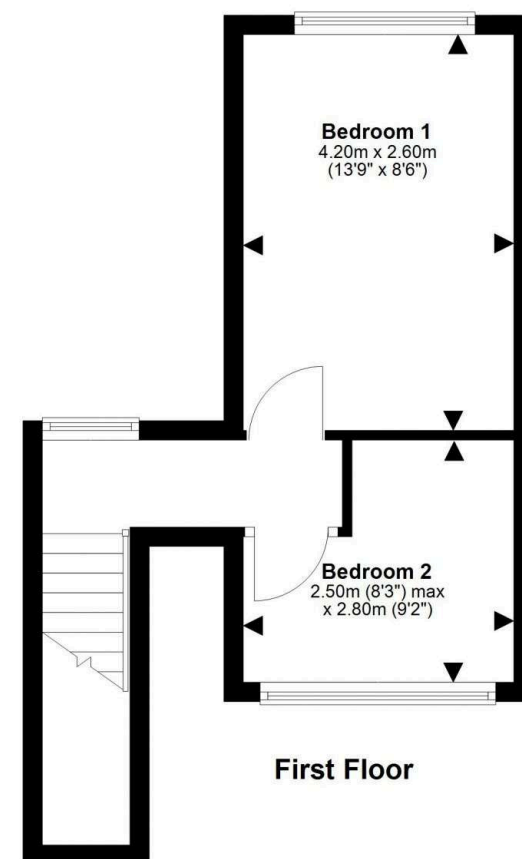


CHARTERED FIRM

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.