





Welcome

Welcome to 158 Main Street, a lovely and seldom available extended end terraced cottage located in the heart of the picturesque village of Pathhead, Midlothian. McDougall McQueen are pleased to present this beautifully maintained two-storey property to the market. The residence offers bright and spacious accommodation, featuring three bedrooms, one of which includes an en-suite bathroom. The property benefits from a mixture of modern and traditional features, sash and case single and double glazing, gas central heating, 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 vestibule
- Hallway with under stair store
- Spacious living room with front facing window with working shutters, fireplace, Edinburgh press, ornate cornice, and ceiling rose
- Large, fitted kitchen, dining, and family room with garden access via patio doors, base and wall units with Corian worktops, kitchen island with fitted sink, integrated appliances and free-standing white goods, space for dining and family relaxation
- Utility room and pantry storage with rear facing window
- Bedroom two with front facing window, working shutters and cornice
- Lovely ground floor shower room with large walk-in shower, wc and sink, vanity unit and side facing window
- Upper landing with Dormer window to the rear and built-in storage
- Office/study with front facing Velux window
- Principle bedroom with rear facing Dormer window
- En-suite bathroom, bath with shower attachment, WC, and sink, with Dormer window to the rear
- Sash and case single glazing to the front, double glazing, gas central heating
- Lovely, private rear garden with side vennel access to the front, patio area, lawn, shrubs, greenhouse and shed
- 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 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, light fittings, 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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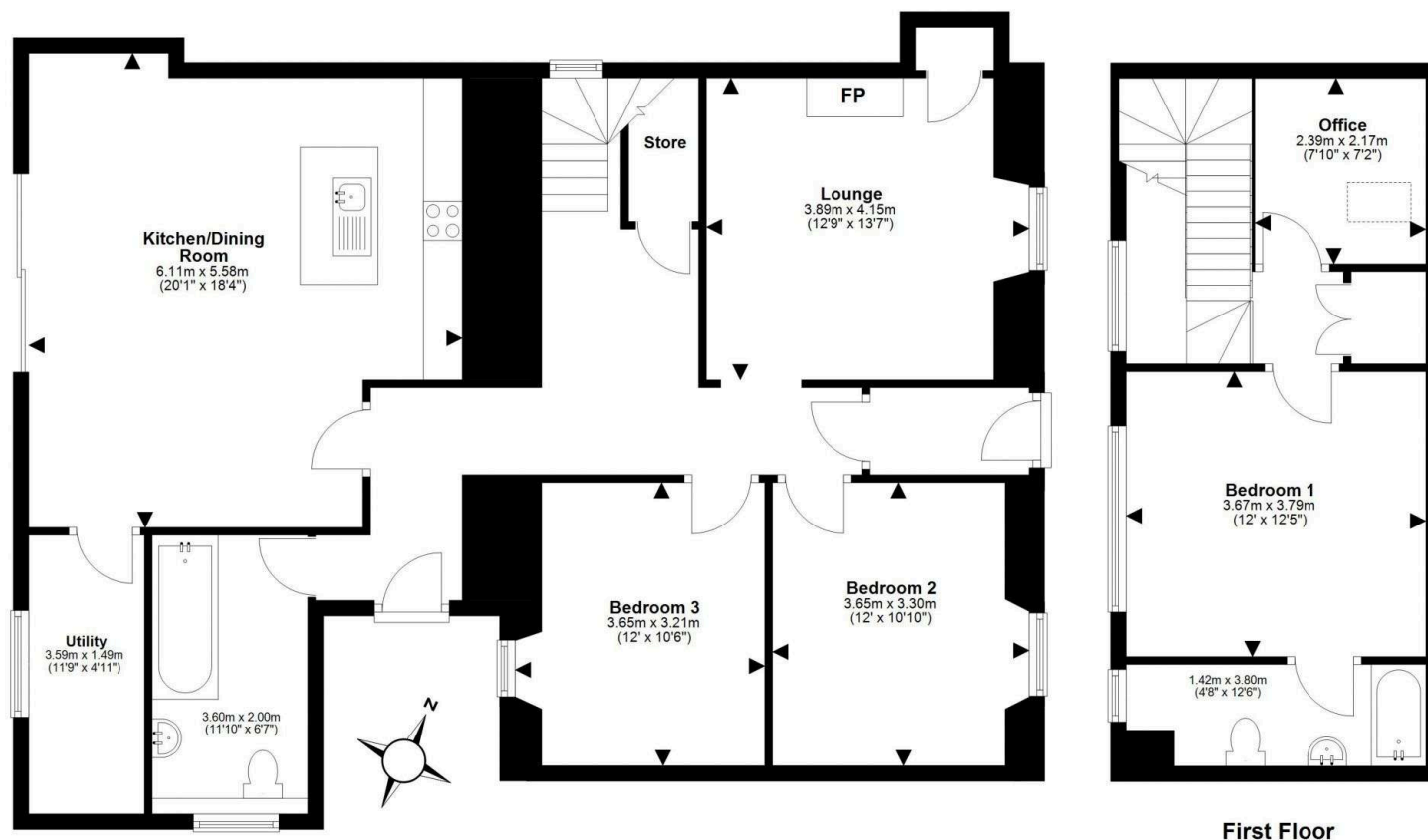
Bruntsfield Office:

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Edinburgh EH10 4EQ



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.



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.