



Muir  
HOMES

West Path, Pathhead  
MIDLOTHIAN





Vogie Country Park House, Gorebridge



## West Path

The street scene and external computer generated images are representations of these specific house styles at West Path, Pathhead. Finishes may be subject to change and are subject to availability. Imagery for guidance only. The Company reserves the right to amend or vary specifications. All photographs and illustrations are for illustrative purposes only.





The images shown are of typical Muir Homes house interiors and exteriors. The specifications may vary, please ask Sales Adviser for full details.



## West Path





# West Path

West Path, Pathhead features a great choice of 3, 4 and 5 bedroom spacious and well-planned homes.

Each home is finished with the attention to detail typical of Muir Homes.



## BENBECULA

3 Bedroom Detached Villa  
90.14m<sup>2</sup> / 970ft<sup>2</sup>



## CHEVIOT DOUBLE GARAGE

3 Bedroom Detached Villa with Double Integral Garage  
97.92m<sup>2</sup> / 1053ft<sup>2</sup>



## WEMYSS

4 Bedroom Detached Villa with Single Integral Garage  
118.88m<sup>2</sup> / 1279ft<sup>2</sup>



## DUNROBIN

4 Bedroom Detached Villa with Single Integral Garage  
132.73m<sup>2</sup> / 1428.68m<sup>2</sup>



## CHEVIOT

3 Bedroom Detached Villa with Single Integral Garage  
97.92m<sup>2</sup> / 1053ft<sup>2</sup>



## CALTON

4 Bedroom Detached Villa  
112.28m<sup>2</sup> / 1208ft<sup>2</sup>



## DEAN

4 Bedroom Detached Villa with Single Integral Garage  
122.00m<sup>2</sup> / 1313ft<sup>2</sup>



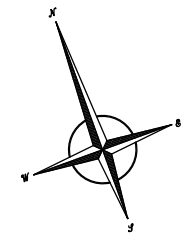
## IONA

5 Bedroom Detached Villa with Single Integral Garage  
152.87m<sup>2</sup> / 1645.48ft<sup>2</sup>





Lothian Bridge



# West Path

Callander Park

Tynewater Primary School

Surrounding Fields

Surrounding Fields

Surrounding Fields

**BENBECULA**  
3 Bedroom Detached Villa  
90.14m<sup>2</sup> / 970ft<sup>2</sup>

**CHEVIOT**  
3 Bedroom Detached Villa with Single Integral Garage  
97.92m<sup>2</sup> / 1053ft<sup>2</sup>

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3 Bedroom Detached Villa with Double Integral Garage  
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**CALTON**  
4 Bedroom Detached Villa  
112.28m<sup>2</sup> / 1208ft<sup>2</sup>

**WEMYSS**  
4 Bedroom Detached Villa with Single Integral Garage  
118.88m<sup>2</sup> / 1279ft<sup>2</sup>

**DEAN**  
4 Bedroom Detached Villa with Single Integral Garage  
122.00m<sup>2</sup> / 1313ft<sup>2</sup>

**DUNROBIN**  
4 Bedroom Detached Villa with Single Integral Garage  
132.73m<sup>2</sup> / 1428.68m<sup>2</sup>

**IONA**  
5 Bedroom Detached Villa with Single Integral Garage  
152.87m<sup>2</sup> / 1645.48ft<sup>2</sup>

**AFFORDABLE HOUSING**

# Luxury living by Muir Homes

Muir Homes have been building dream homes across Scotland for over 50 years.



We are a family run, private house builder with a commitment to delivering stunning homes and exceptional customer service.

Our focus is on innovation and we constantly strive for excellence, giving you complete peace of mind and reassurance in your new home.

[www.muirhomes.co.uk](http://www.muirhomes.co.uk)

## West Path, Pathhead

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## Sales and Information Centre Opening Times

Thurs – Mon 11am – 5pm

## TRANSPORT

Musselburgh – 7.2 miles

Dalkeith – 7.7 miles

Haddington – 11.9 miles

Edinburgh – 12.3 miles

Penicuik – 16.6 miles

## EDUCATION & ESSENTIALS

Tynewater Primary & Nursery School – 0.2 miles

Bowling Club – 0.3 miles

Bakery – 0.4 miles

Post Office – 0.5 miles

Callendar Park Pavilion – 0.6 miles

Medical Centre – 0.8 miles

St David's Primary School, Dalkeith – 3.9 miles

Dalkeith High School – 4.7 miles

St David's High School, Dalkeith – 4.8 miles

## LEISURE TIME

Lothian Bridge – 0.3 miles

Preston Hall – 1.2 miles

Oxenfoord Castle – 1.4 miles

Vogrie Country Park, Gorebridge – 2.2 miles

Crichton Castle – 2.2 miles

Soutra Aisle – 6 miles

Important Notice: These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary from time to time. Specification, details and finishes may differ by house type and are indicative only, please speak to a Sales Consultant for information. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. We cannot guarantee the marketing name will be adopted as the postal address. Interior photographs have been taken at other developments and some images used are computer-generated images to represent the product rather than provide an accurate product guide. All information is correct at time of going to press and can change without notice. Date of print January 2024.

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Welcome home

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