



195 Main Street  
PATHHEAD | EH37 5SQ

  
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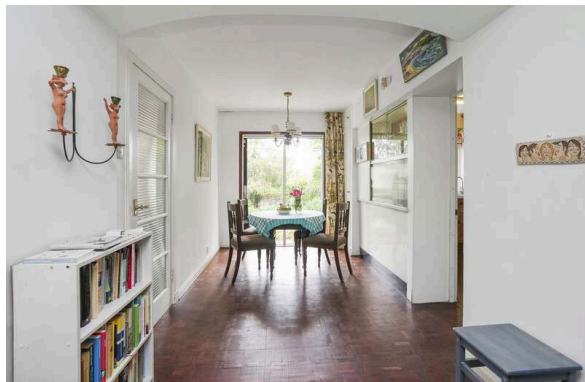




## 195 Main Street

PATHHEAD | EH37 5SQ

Exceptionally well situated four bedroom home with stunning views, located in the sought after conservation village of Pathhead 12 miles to the South-east of Edinburgh. This property has excellent potential and is located on a great sized plot with attractive gardens and benefits from a large attic with picturesque views overlooking the fields to the rear of the property. The property comprises a spacious living room with a dining area, patio doors leading out to the garden and a new wood burning stove giving a cosy focal point to the room. The kitchen currently comprises an induction hob and oven, fridge/freezer, washing machine and pantry. There are four well proportioned bedrooms with built in storage and one benefiting from an ensuite shower room. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also boasts a large driveway and well kept front and rear gardens made up of lawn, flower beds, a patio and a shed. Early viewing is highly recommended to avoid missing out



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



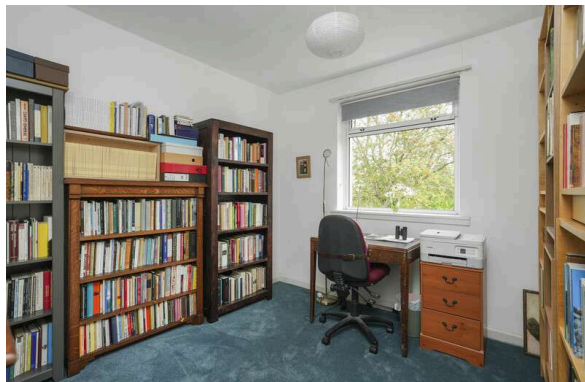


- Stunning 4 bedroom home
- Living room with wood burner and patio doors
- Large family bathroom, with shower over the bath
- Large attic with views, currently used as a studio
- Bedroom with ensuite shower room
- 3 further double bedrooms
- Large driveway
- Spacious private rear garden, as well as front garden

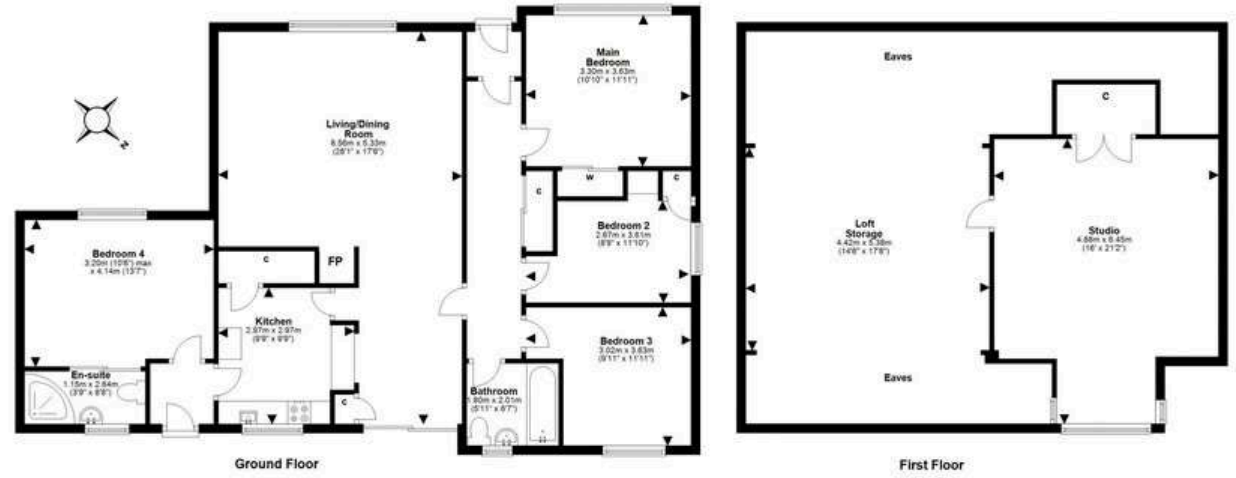
All blinds, as well as kitchen appliances (excluding the fridge-freezer), as well as carpets and fittings will be included in the sale of the property.  
EPC Rating D.



Pathhead is a delightful conservation village lying some 5 miles south of Dalkeith. It's well within commuting distance of the city centre, yet its peaceful location offers a complete contrast to city dwelling. There are numerous shops on hand to cater for every day needs, with nearby Dalkeith providing a wider range of amenities and sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking. Schooling is well represented at nursery and primary level. For the commuter there is easy access to the city bypass and a regular public transport system operates throughout the village, to and from Edinburgh.







The plan is for illustrative purposes only and should only be used as a guide for a prospective purchaser. For details of the actual floor area please refer to the floor plan. Plan produced using Planity.

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