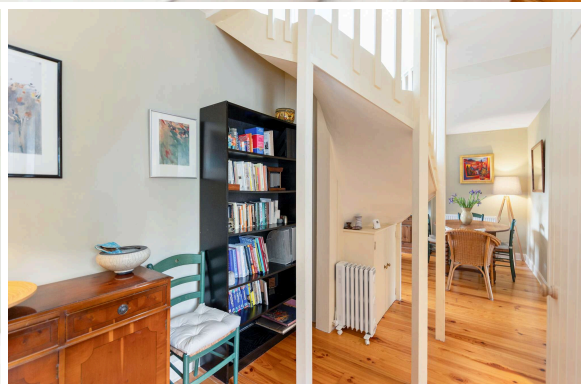




11 Crichton Village
CRICHTON | PATHHEAD | EH37 5UZ


warners
solicitors & estate agents



11 Crichton Village

CRICHTON | PATHHEAD | EH37 5UZ

Set in the heart of the vast open tranquil countryside with scenic views and yet within easy reach of Edinburgh is this charming period cottage with long garden offered to the market in immaculate move-in condition.

The accommodation comprises a welcoming hallway, a bright bay windowed lounge with feature fireplace and stove, generous dining space and flows round to the study area - an ideal working from home space. The ground floor is completed by a contemporary kitchen with attractive units and garden access, a stylish shower room and a large bay windowed double bedroom. The upper level enjoys two further ample sized bedrooms and is completed by a useful W/C. Externally the secluded and spacious rear garden is mainly laid to lawn with delightful flora and fauna and a paved section ideal for al fresco entertaining.

- Period cottage in the heart of the countryside
- Scenic views and a large garden
- Stunning move-in condition
- Welcoming hallway
- Bright bay windowed lounge with feature fireplace and stove and generous dining space
- Contemporary kitchen with attractive units
- Study area with windows
- Three ample bedrooms
- Stylish shower room and a W/C

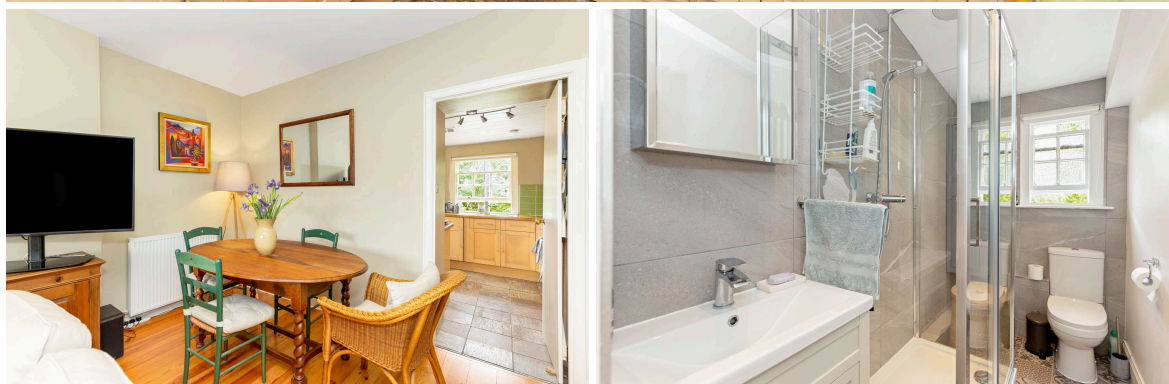
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

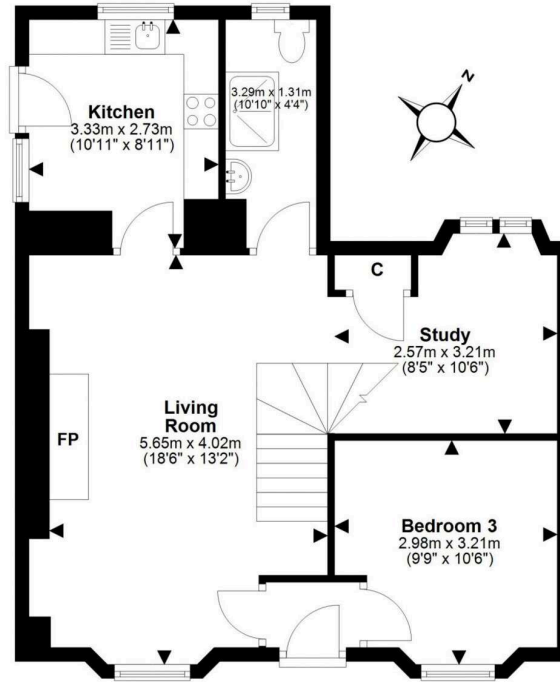


Nearby Pathhead is a delightful conservation village lying some 5 miles south of Dalkeith. It's well within commuting distance of the city centre, yet its peaceful location offers a complete contrast to city dwelling. There are numerous shops on hand to cater for every day needs, with nearby Dalkeith 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 frequent public transport system operates throughout the village, to and from Edinburgh.

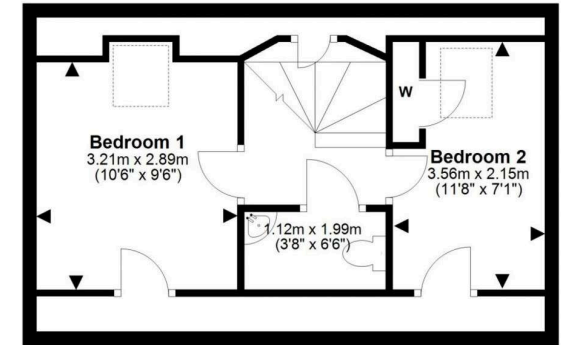
Council Tax Band E, EPC rating E.

Extras : All kitchen appliances are included; washing machine, dishwasher and integrated fridge freezer.





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.