

campbell
smith

Tynebank House
Tynebank Cottages,
Pathhead,
EH37 5XB



- Delightful B listed farmhouse built c.1840 set within a substantial walled garden of approximately 0.09 of an acre
- Move in condition, full of character with original period features
- Rural setting ideal for Edinburgh/A68/A1
- Overlooking surrounding countryside & Vogrie CountryPark
- Planning permission granted to be extended - 23/00173/DPP
- Impressive reception hall with stone staircase
- Bay windowed sitting room with wood burning stove
- Dining room
- Kitchen
- 2 bedrooms
- Wet room
- LPG central heating
- Generous walled garden
- Off street parking

: Offers over £295,000









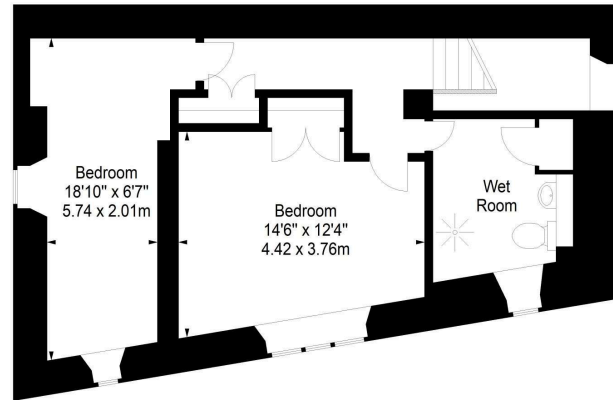




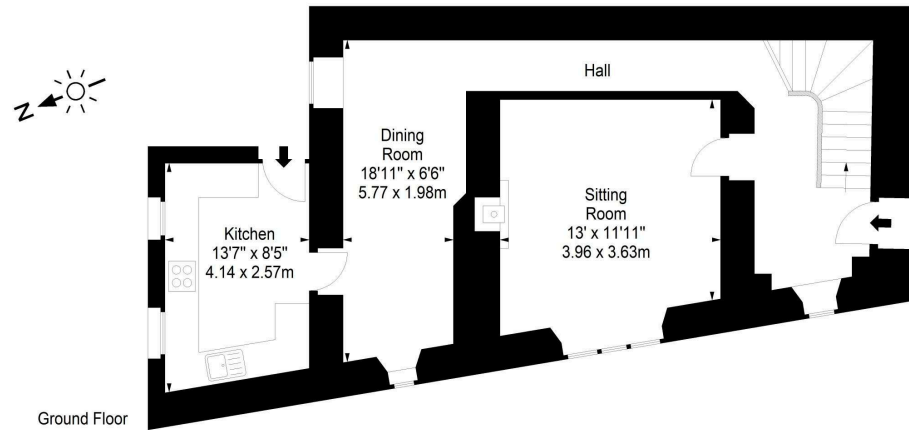
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Approx. Gross Internal Area
1169 Sq Ft - 108.60 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

+ Extras
The fitted carpets, curtains, blinds, gas cooker & sheds are included

 Buses
Main Street, Pathhead - 51


 Shops
Main Street, Pathhead, Dalkeith inc
Tesco, Morrisons & Lidl

 Schools
Tynewater PS, St David's RC PS,
Dalkeith HS, St David's RC HS

 Parking
Off street

 Council Tax Band - D

 EPC - F

 Factor
Preston Hall Estates. Water charge for 2023/2024 is £232.47, rising in 2024/25 to £252.90. Septic tank emptied every 3 yrs, due 2025, estimated cost approx. £250 split between 3

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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