

COULTERS[©]

217 MAIN STREET

PATHHEAD, MIDLOTHIAN, EH37 5SQ

 2 BED  2 BATH  2 PUBLIC

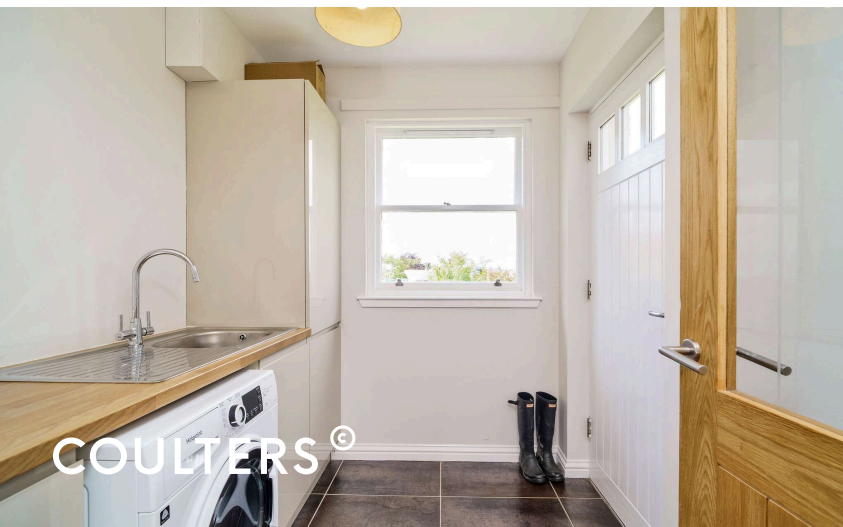


TAKE A LOOK INSIDE

Set within an attractive steading in the desirable village of Pathhead, 217 Main Street is a thoughtfully designed end terraced home that blends rural charm with modern comfort. Offering a peaceful village setting with excellent access to Edinburgh, this well-proportioned property is ideal for those seeking a relaxed lifestyle without compromising on convenience.



The accommodation is thoughtfully arranged over two levels, featuring a large welcoming entrance hall that leads into a bright and spacious living area with large windows and double French doors to the rear garden flooding the space with natural light. The contemporary kitchen is well-equipped with a range of integrated appliances and ample storage, with dining space creating a great space for hosting.



KEY FEATURES



End-terraced house forming part of a small steading.



Two very generous double bedrooms, one with an en-suite.



Private front and rear gardens.



Two allocated car parking spaces.



Surrounded by uninterrupted country views.



Close to local amenities and schooling.



EPC Rating - D



Council Tax Band - F



A generous utility room with further access to the rear garden and cloakroom completes the ground floor.

Upstairs, the sizeable double bedrooms benefit from countryside views and ample storage, the principal benefitting from an en-suite while the stylish bathroom is finished to a high standard.

Externally the property benefits from a front garden alongside the rear outdoor garden space, private residents' parking, and uninterrupted views across open countryside-offering a true sense of space and tranquillity while remaining within easy reach of Edinburgh.



THE LOCAL AREA

The property is located in the village of Pathhead enjoying pleasant aspect to front and rear. Pathhead is a bustling little village with a range of local amenities including a general store, bakery and a primary school. More extensive amenities can be found in Dalkeith, approximately 5 miles away, including superstores and secondary schooling.

The recently completed A68 provides excellent road links to Edinburgh city bypass and from there, to the extended motorway network. This is an ideal location for those who enjoy the outdoors with country walks, cycling and horse-riding, with some of these activities available in the immediate vicinity as well as in Lauderdale and the Scottish Borders, slightly further afield.

EXTRAS

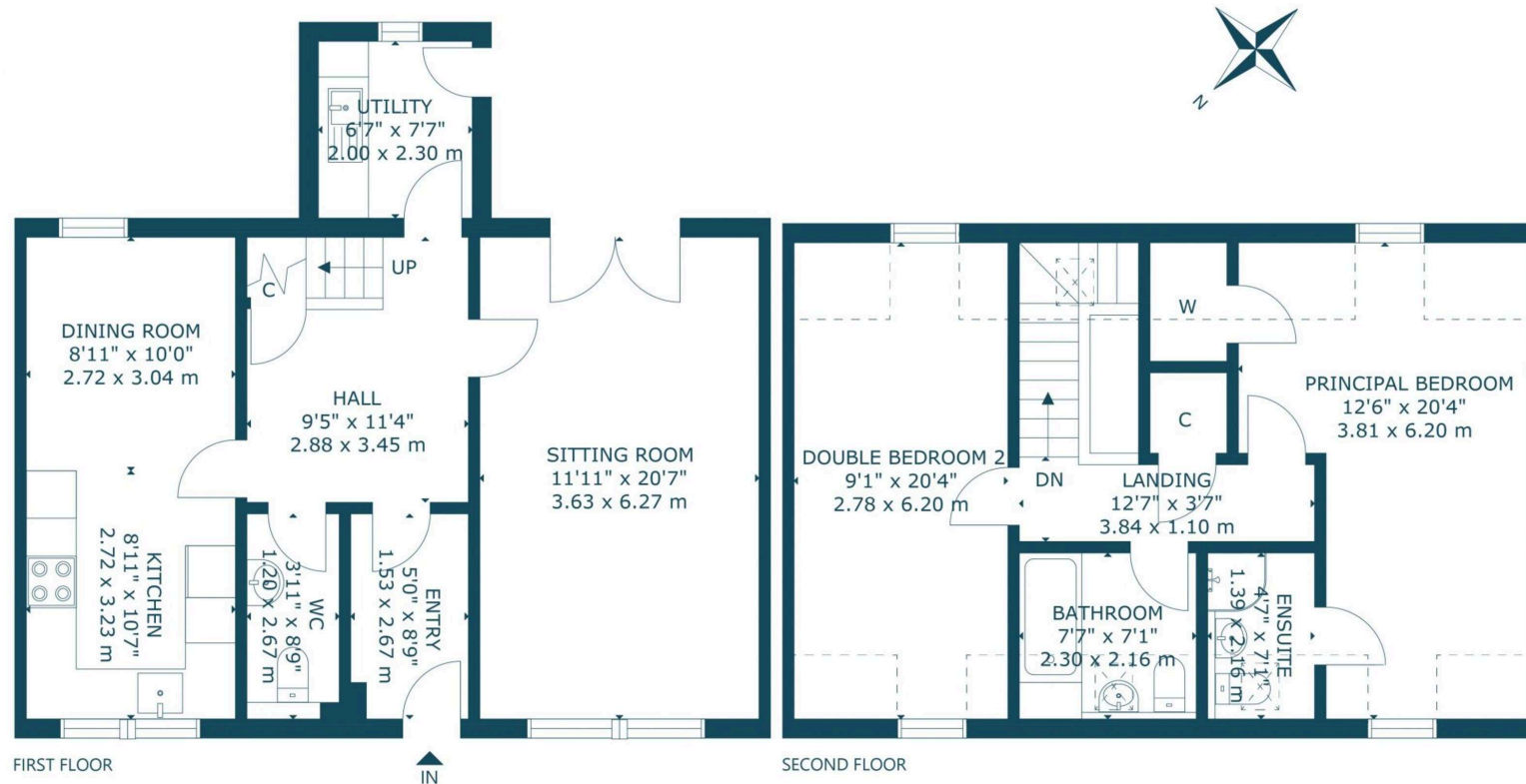
All light fittings, fitted flooring, integrated appliances are included in the sale price.





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217 MAIN STREET, PATHHEAD, EH37 5SQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,335 SQ FT / 124 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.