

COULTERS[©]

13 FALA VILLAGE

FALA VILLAGE, MIDLOTHIAN, EH37 5SY

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

13 Fala Village is an immaculately presented detached house surrounded by picturesque countryside. Most of the rooms within the house offer far-reaching views across neighbouring farmland, with Arthurs Seat and the Pentland Hills visible on clear days.

Externally, the house has beautifully maintained gardens to the front and rear. The rear garden offers a patio area directly adjacent to the house and a large lawn area surrounded by established beds. There is a wood store and shed to the side of the house.

KEY FEATURES



Immaculately presented detached house.



Three double bedrooms, two bathrooms.



Private front and rear gardens.



Driveway parking.



Stunning views from most rooms.



Lovely, peaceful rural setting.

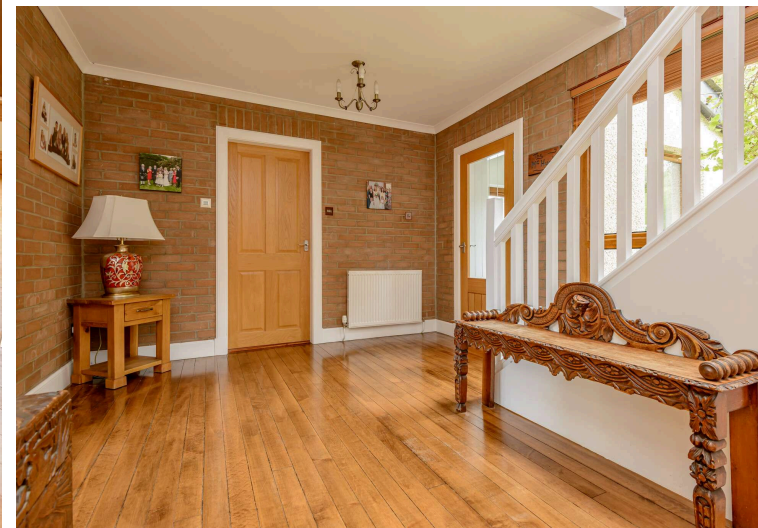


EPC Rating - D



Council Tax Band - F





The bright and spacious accommodation comprises on the ground floor - entrance porch; wide hall with understairs storage; large sitting/dining room with windows on two aspect and a log burning stove; kitchen/breakfast room with central island and patio doors leading to the garden and contemporary shower room. The garage has been converted into a utility/tv room with storage to the front but could easily be converted back to a garage if desired.

A carpeted staircase leads to the first floor - spacious landing with space for a sofa; double bedroom 1 with built-in wardrobe, walk-in wardrobe and further storage cupboard; double bedroom 2; double bedroom 3 and stylish bathroom.

The property has double glazing throughout and an oil central heating system.





THE LOCAL AREA

The property is located in the peaceful and picturesque hamlet of Fala Village, surrounded by beautiful Midlothian countryside and situated 15 miles to the south of Edinburgh, just off the A68. The community has a play park and well used village hall.

Neighbouring Pathhead and Humbie boast local shops, cafes, pubs and a Post Office. Pathhead has a doctors surgery and pharmacy. Larger supermarkets can be found in Dalkeith and Fort Kinnaird.

The Edinburgh Bypass and A1 are easily accessible allowing easy commuting into Edinburgh. Gorebridge Railway Station, which sits on the Borders Railway line, can be reached in approximately 15 minutes. There is a regular bus service which runs to Edinburgh city centre.

The property is in the catchment area for the highly regarded Tynewater Primary School in Pathhead and secondary schooling is in Dalkeith.

EXTRAS

All blinds, light fittings, fitted flooring are included in the sale price as are the cooker and fridge freezer in the kitchen and the washing machine in the utility room. The sofa bed in the upstairs hall is also included.

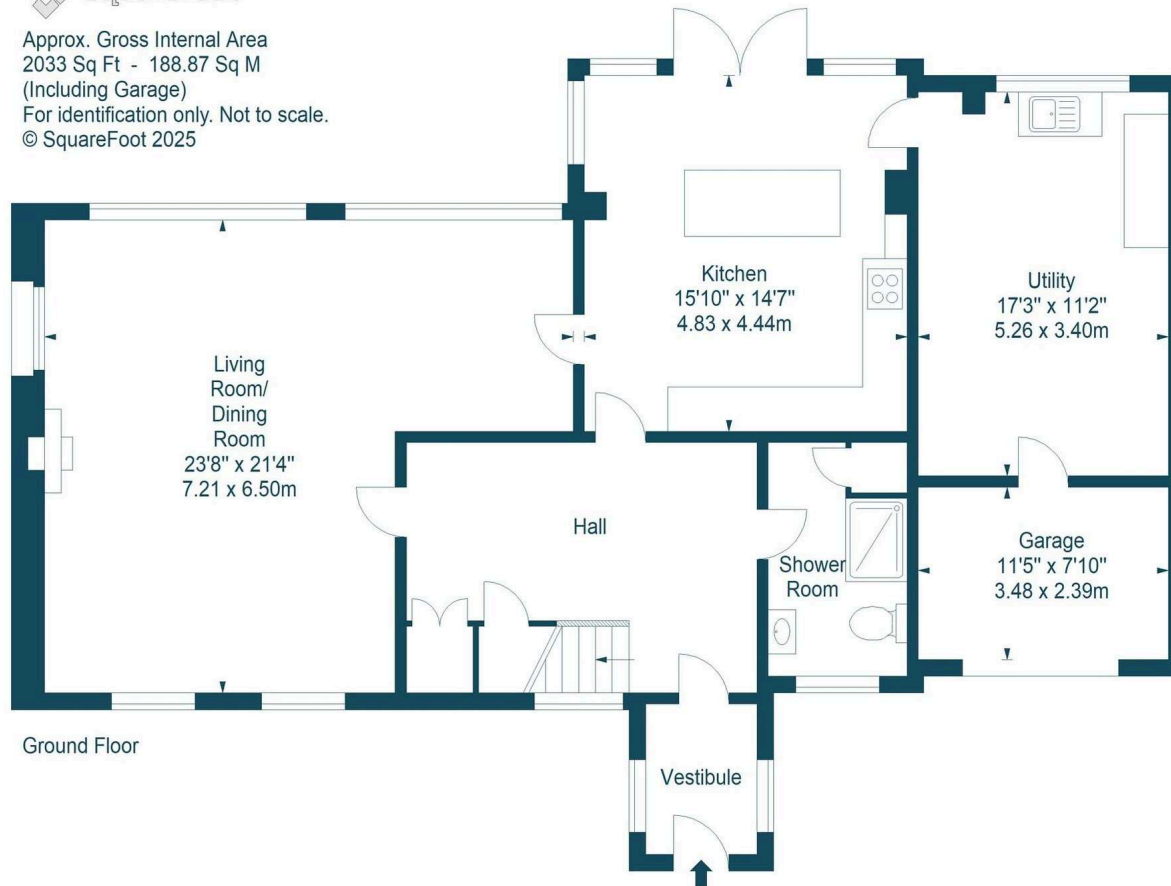
HOME REPORT VALUATION: £440,000



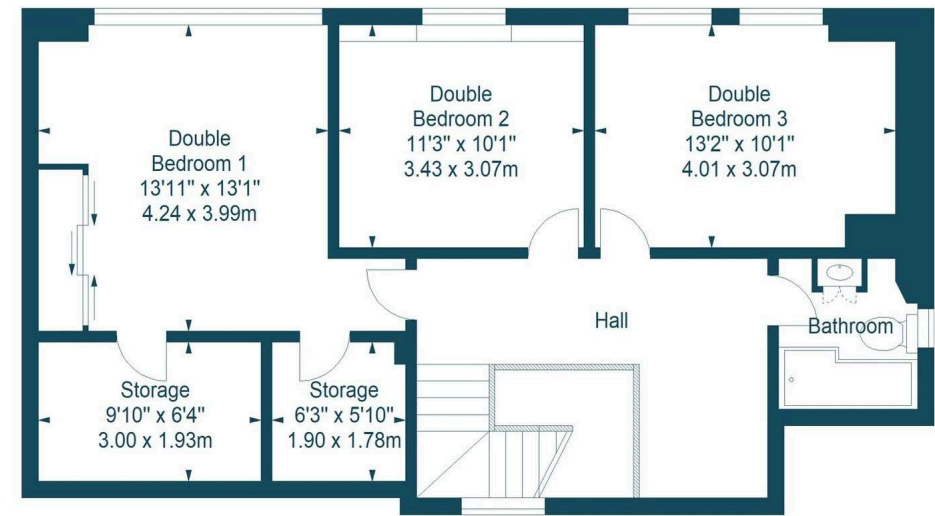
Fala Village,
Pathhead,
Midlothian, EH37 5SY



Approx. Gross Internal Area
2033 Sq Ft - 188.87 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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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.