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213 MAIN STREET

PATHHEAD, MIDLOTHIAN, EH37 5SQ

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

213 Main Street is an exceptional four-bedroom end-terraced home set within an exclusive and peaceful steading development, offering a rare opportunity to enjoy modern countryside living as well as being part of a village setting. Surrounded by open fields and far-reaching views, this beautifully presented property blends traditional character with contemporary finishes across two spacious levels.

## KEY FEATURES



End-terraced house forming part of a small steading.



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



Private rear gardens.



Two allocated car parking spaces.



Surrounded by uninterrupted country views.



Close to local amenities and schooling.



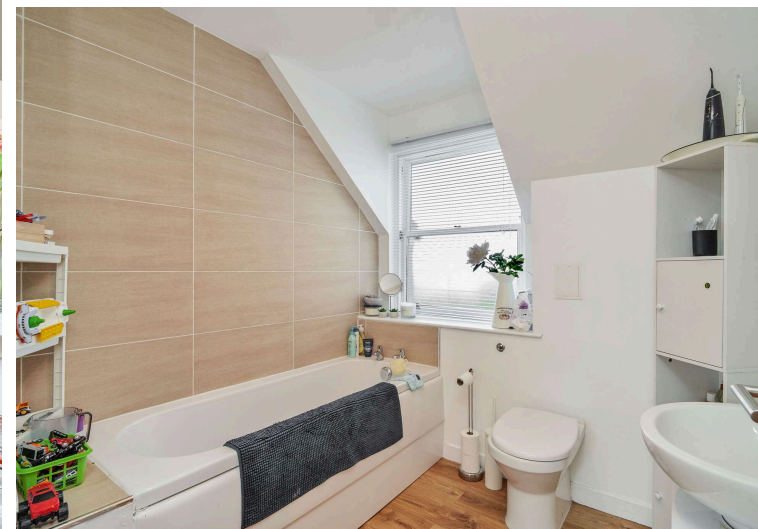
EPC Rating - D



Council Tax Band - F







Internally, the layout has been thoughtfully designed with space, light, and functionality in mind. The ground floor welcomes you with a generous hallway leading to a spacious, bright, and comfortable living room-perfect for relaxing or entertaining-which enjoys direct access to the private garden, creating a seamless flow between indoor and outdoor spaces.

The modern kitchen and dining area overlook the garden, providing a stylish and practical setting for everyday living. Also on this level is a downstairs WC and a versatile family room or flexible home office.



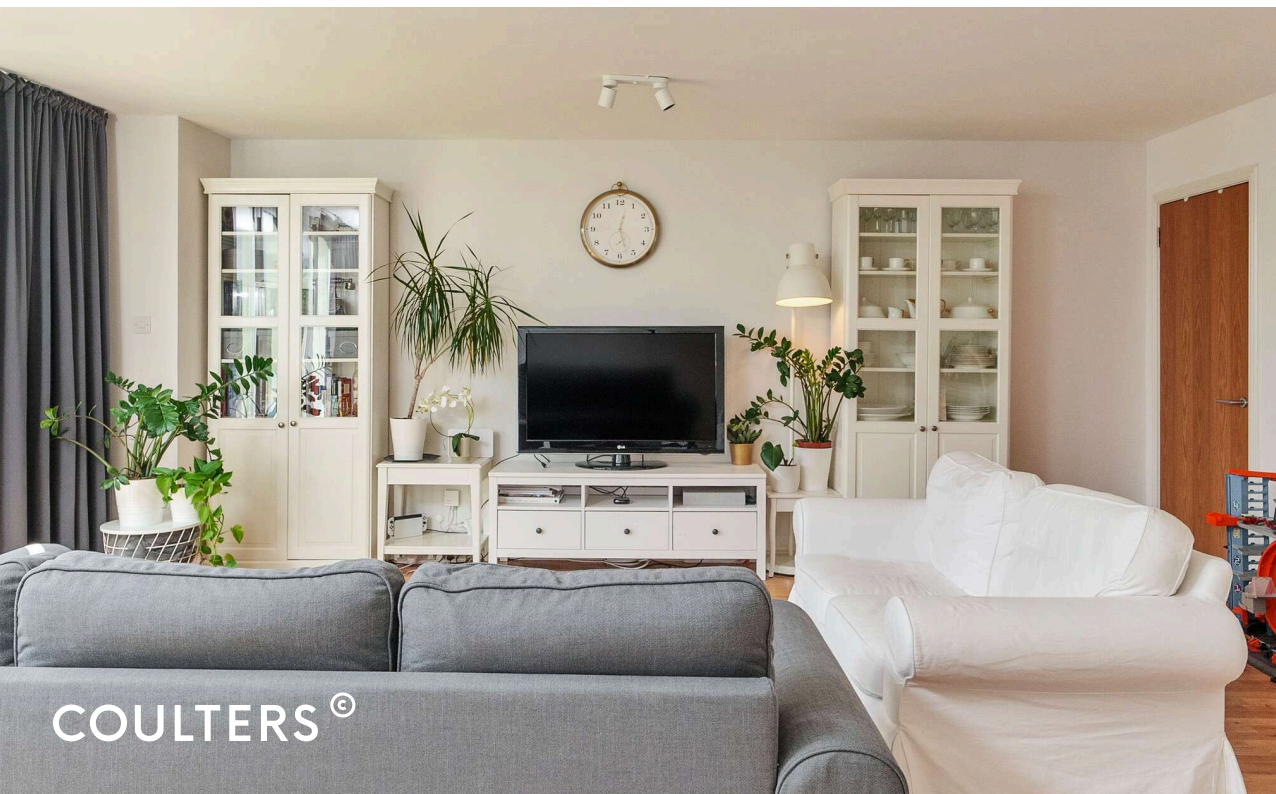




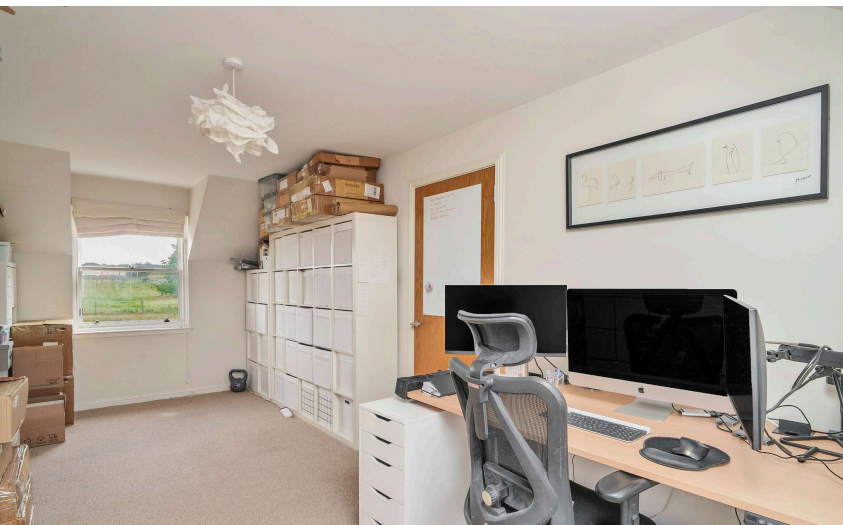
## MORE INFORMATION

Upstairs, you'll find four double bedrooms, two with en-suite shower room. The two largest bedrooms are particularly spacious, filled with natural light and enjoying elevated views across the open countryside. Every room has been finished to a high standard with neutral décor, high-quality flooring and excellent storage throughout.

Externally, the property benefits from a private, enclosed garden to the front which also overlooks the attractive, landscaped courtyard of the steading, with two private parking spaces allocated to the home.















## THE LOCAL AREA

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

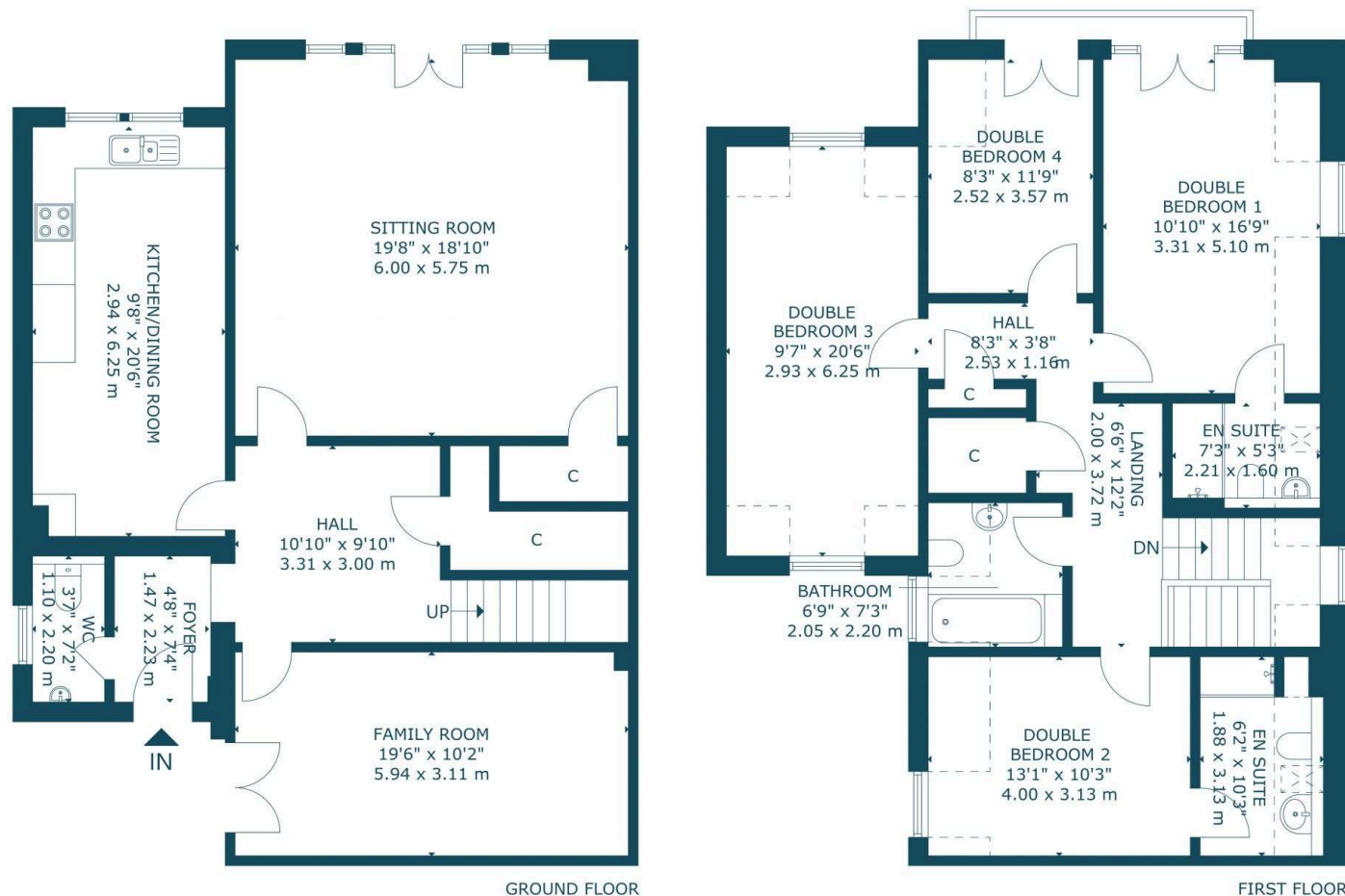
The recently completed A68 provides excellent road links to the Edinburgh city bypass and from there, to the extended motorway network. This is an ideal location for those who enjoy the outdoors with country walks, cycling and horse-riding, with some of these activities available in the immediate vicinity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

## EXTRAS

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



**HOME REPORT VALUATION: £400,000**



213 MAIN STREET, PATHHEAD, EH37 5SQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,056 SQ FT / 191 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.