



Falaburn House Fala Dam, Pathhead, Midlothian, EH37 5SU



Welcome

Welcome to Falaburn House, Fala Dam - an exceptional, detached cottage of substantial local historical significance, nestled within the picturesque hamlet of Fala Dam, amidst the rolling Midlothian countryside. Just 3 miles from Humbie and Pathhead, and only 15 miles from Edinburgh, this property is perfectly positioned for those seeking a tranquil rural lifestyle with convenient access to city amenities, making it an ideal commuter base. There is also a school bus servicing the local schools. Falaburn House is a distinguished C-Listed Building, set within a historic conservation area, complemented by a select number of individual homes of character that form a close-knit, peaceful community. The cottage is presented to the market, having undergone extensive improvements and upgrades both inside and out, including the expansive garden grounds which have various areas for entertaining and relaxation. Additionally, the property benefits from planning permission for the conversion of the detached garage, further enhancing its versatility. This charming residence boasts four spacious bedrooms, including a luxurious en-suite, multiple elegant public rooms, two well-appointed kitchens, a dedicated laundry room, and a large garage. The beautifully landscaped gardens offer an idyllic setting for family life, entertaining, or simply enjoying the serenity and beauty of the countryside. Falaburn House presents a rare opportunity to acquire a piece of Midlothian's history, blending character, comfort, and modern convenience in a truly spectacular location. Viewing is strictly by appointment.

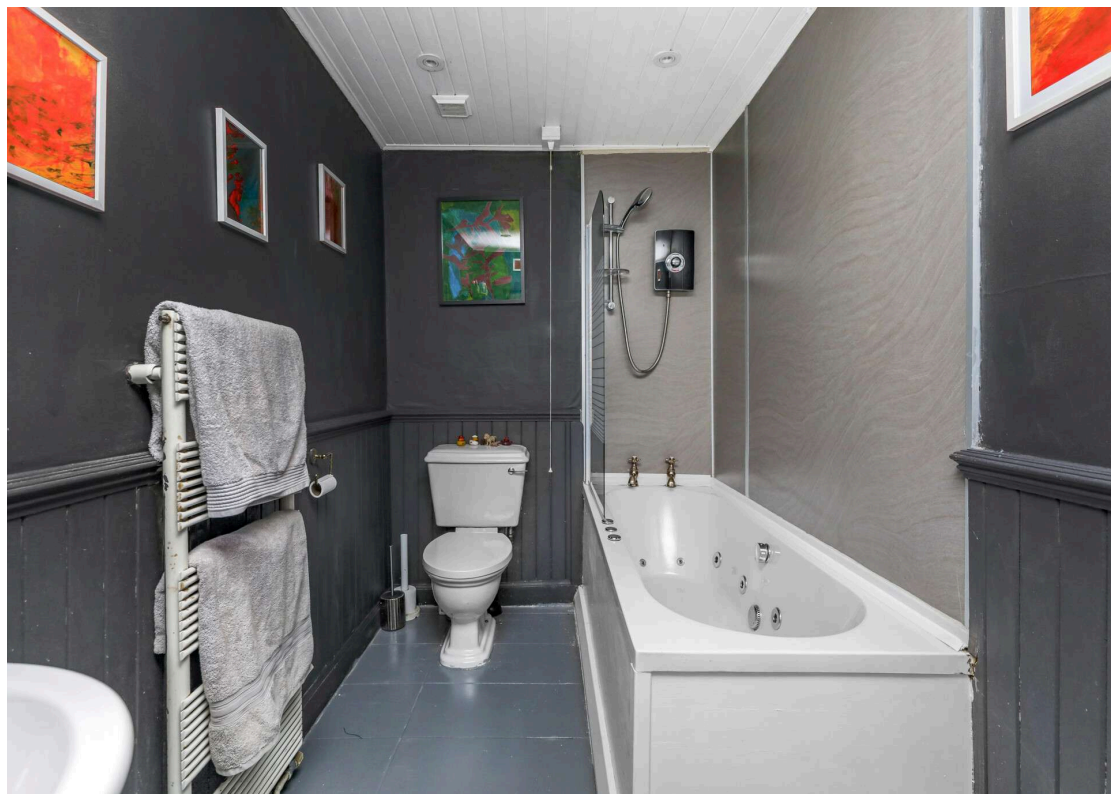






- Entrance porch
- Boot room and downstairs WC off, both with underfloor heating
- Internal hallway with storage
- Dining room currently used as an office
- Sitting room with dual aspect windows and log burning stove
- Garden room/conservatory complete with underfloor heating
- Dining kitchen with a full range of base and wall units, breakfast island, black granite worktops, double Belfast sink, electric Aga range cooker with induction hob, stainless steel splashback, extractor, integrated microwave, steam oven, wine cooler, and integrated dishwasher
- Prep kitchen/Utility with a range of units, quartz worktops with inset sink, and a range of integrated appliances including fridge, dishwasher, induction hob and wine cooler
- Upper hallway with snug/study area
- Principle bedroom with triple window to the garden grounds
- Stunning period style en-suite bathroom with Victorian roll top bath, separate double shower base with raindrop overhead shower and shower attachment, his and hers sinks with vanity unit, Victorian style wc with separate high-level cistern, mood lighting and underfloor heating
- Large dressing room with fitted wardrobes and storage
- Three further double bedrooms
- Family bathroom, luxurious room with roof mood lighting, jacuzzi bath, electric shower over, wc, and sink
- Oil fired central heating, some rooms with underfloor heating, (new oil tank fitted in attached outbuilding)
- Substantial mature garden grounds with multiple areas for outside entertaining and relaxation with outside power and lighting
- Part self-sufficient garden with a chicken coup, vegetable allotments, two greenhouses, a potting shed, and garden sheds
- Various outbuildings and leisure facilities including, plunge pool with swimming training bungee attachment, sauna room, outside kitchen, covered deck area, summer room with electrics and Wi-Fi with outside decked area overlooking Fala Burn
- Gated driveway and parking for several cars
- Large garage and workshop with planning for conversion to a residential property







Fala Dam

Fala Dam is a charming and secluded hamlet nestled in the beautiful rural landscape of Midlothian. Surrounded by gently rolling hills, lush meadows, and mature woodland, it enjoys an enviable position that perfectly blends the tranquility of countryside living with practical connectivity. The area is renowned for its peaceful atmosphere and unspoilt natural beauty, making it highly desirable for those seeking respite from busy urban centres while remaining within easy commuting distance of Edinburgh, the Borders, and major transport links. Residents of Fala Dam benefit from a friendly, close-knit community and a wealth of outdoor leisure opportunities. Picturesque walking and cycling routes wind through the surrounding countryside, offering spectacular views and an abundance of wildlife. The nearby Fala Moor, a Site of Special Scientific Interest, is home to rare flora and fauna, while the tranquil waters of the Fala Burn add to the hamlet's unique charm. Despite its rural setting, Fala Dam is well placed for modern amenities, with local shops, schools, and services a short drive away. The area's timeless appeal, coupled with the practical advantages of accessibility and community spirit, makes it an exceptional location for those seeking a harmonious blend of traditional charm and contemporary living.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, outhouses, garden sheds, and greenhouses. No warranty applies to any integrated appliance, free-standing white goods or any other movable item included in the sale and these items are deemed sold as seen. Other items including free-standing white goods and furniture may be available by negotiation.





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 **CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

