



156 Main Street, Pathhead, EH37 5RE

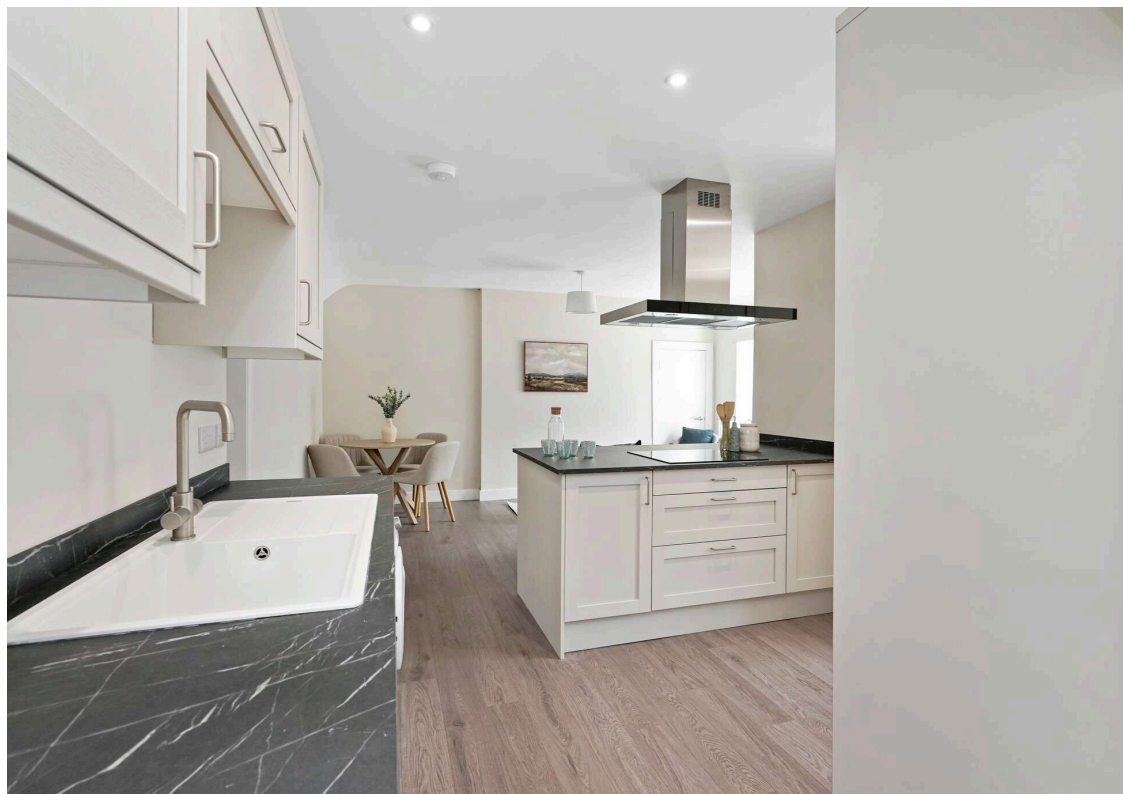


## Welcome

Welcome to 156 Main Street - a valuable opportunity to acquire a terraced cottage situated in a central area of the quaint village of Pathhead, Midlothian. This two-storey property has undergone comprehensive refurbishment to an exemplary standard and provides bright, spacious, and versatile accommodation ready for immediate occupation. The residence is equipped with double glazing, gas central heating, and features well-maintained private garden grounds at the rear, offering an ideal setting for leisure. Given its prime location and the superior quality of fixtures and fittings, early viewing is strongly advised.

- Superb Main Street location within the very heart of the village
- Entrance vestibule
- Inner hall with front facing window and stairs to the upper level
- Modern open plan kitchen, living and dining room, featuring a beautifully designed contemporary kitchen featuring a range of units with cooking peninsular, roof mount extractor, hob, oven, and a range of integrated appliances, with space for living and dining
- Inner hallway
- Lovely ground floor family bathroom with new three-piece white suite, with shower over the bath, shower screen, wc, sink and heated towel radiator
- Ground floor study/office/bedroom
- Upper hallway
- Principle bedroom with large rear facing window
- Bedroom two with high level front facing window, and eave's storage
- Double glazing and gas central heating
- Lovely, private rear garden grounds, ideal for relaxation
- Ample on street parking







## Pathhead

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The property is located in Pathhead, a popular conservation village in Midlothian. It is within easy commuting distance of Edinburgh yet has peaceful location, offering a complete contrast to city living. There are shops on hand to cater for everyday needs, with nearby Dalkeith providing more shops, banks, building societies and postal services, not to mention the wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as golf, horse riding, and hill walking. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. For the commuters there is easy access to the city bypass, and a public transport system operates throughout the village to and from Edinburgh and further afield.

## Extras

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Included in the sale are: floor coverings, light fittings and all integrated appliances. All appliances are new, but no warranty is supplied by the current owners as these are deemed sold as seen. New owners may be able to apply for a manufacturer warranty.



# Get in touch

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 0131 240 3818

Property Hub:

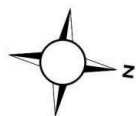
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.