

9 Crichton Terrace

PATHHEAD, MIDLOTHIAN, EH37 5QZ



*SPACIOUS THREE-BEDROOM
SEMI-DETACHED VILLA*



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McEwan Fraser Legal is delighted to present this exceptionally spacious three-bedroom semi-detached villa to the market. Occupying a generous plot in the sought-after Midlothian village of Pathhead, the property offers bright, well-proportioned accommodation, a large private garden with open aspect, and superb potential for a new owner to make their own mark on their new home.

The property enjoys a peaceful position within this popular village, combining a semi-rural setting with excellent access to Edinburgh, the City Bypass, and the wider commuter network. Internally, the accommodation is notably generous throughout, with three genuine double bedrooms, excellent storage, and a flexible layout that will appeal to families, professional couples, or buyers looking for additional space to work from home.

The ground floor is centred around a spacious dual-aspect living and dining room, flooded with natural light and offering ample space for both relaxing and entertaining.

The Property



The adjoining kitchen provides an excellent range of base and wall-mounted units, generous worktop space, attractive tiled splashbacks, and ample room for everyday dining. A door from the kitchen opens directly onto the rear garden, creating an easy connection between the indoor and outdoor living spaces during the warmer months.





Completing the ground floor is a family bathroom fitted with a white three-piece suite, shower over the bath, and a window providing natural light and ventilation.







On the first floor, the generous proportions continue with three well-sized double bedrooms, each benefiting from built-in storage and pleasant natural light. The elevated rear aspect enjoys attractive open views across the surrounding area, adding to the property's appeal.





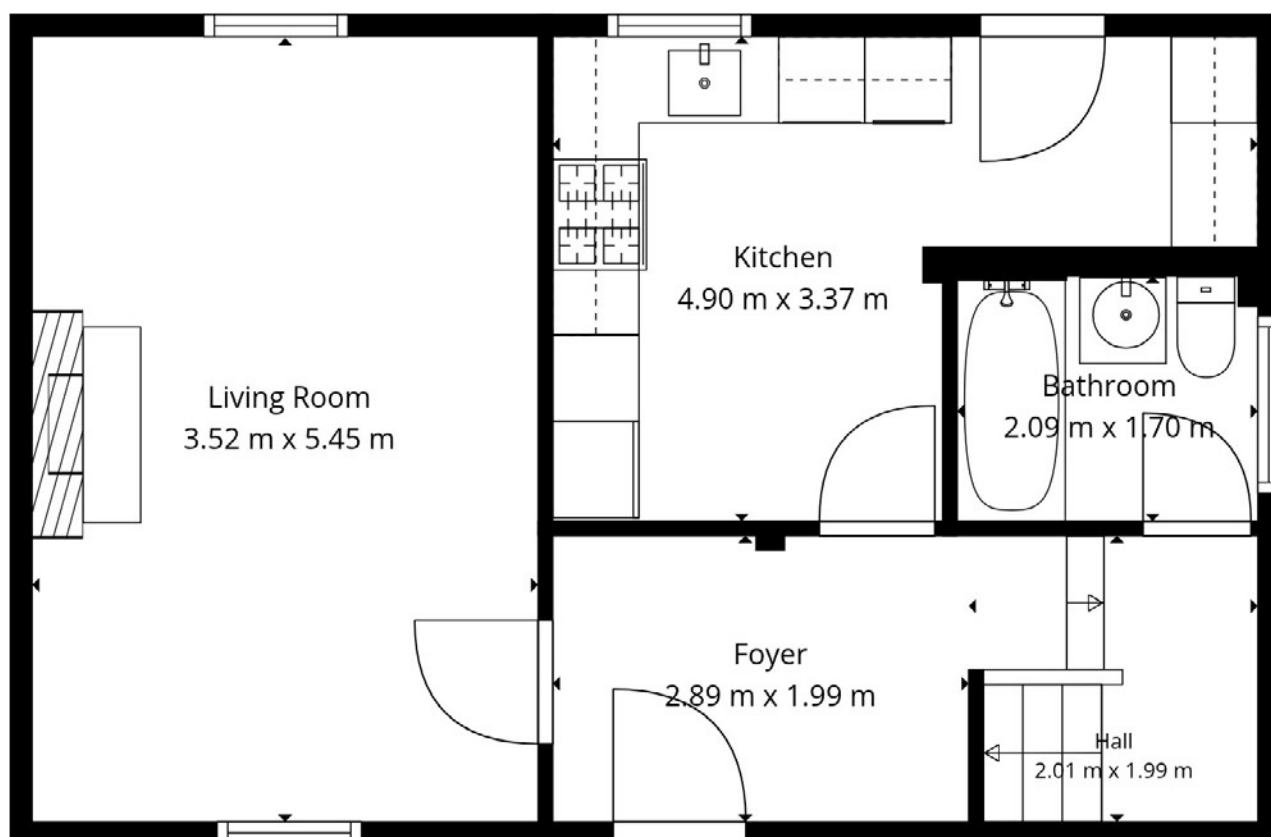
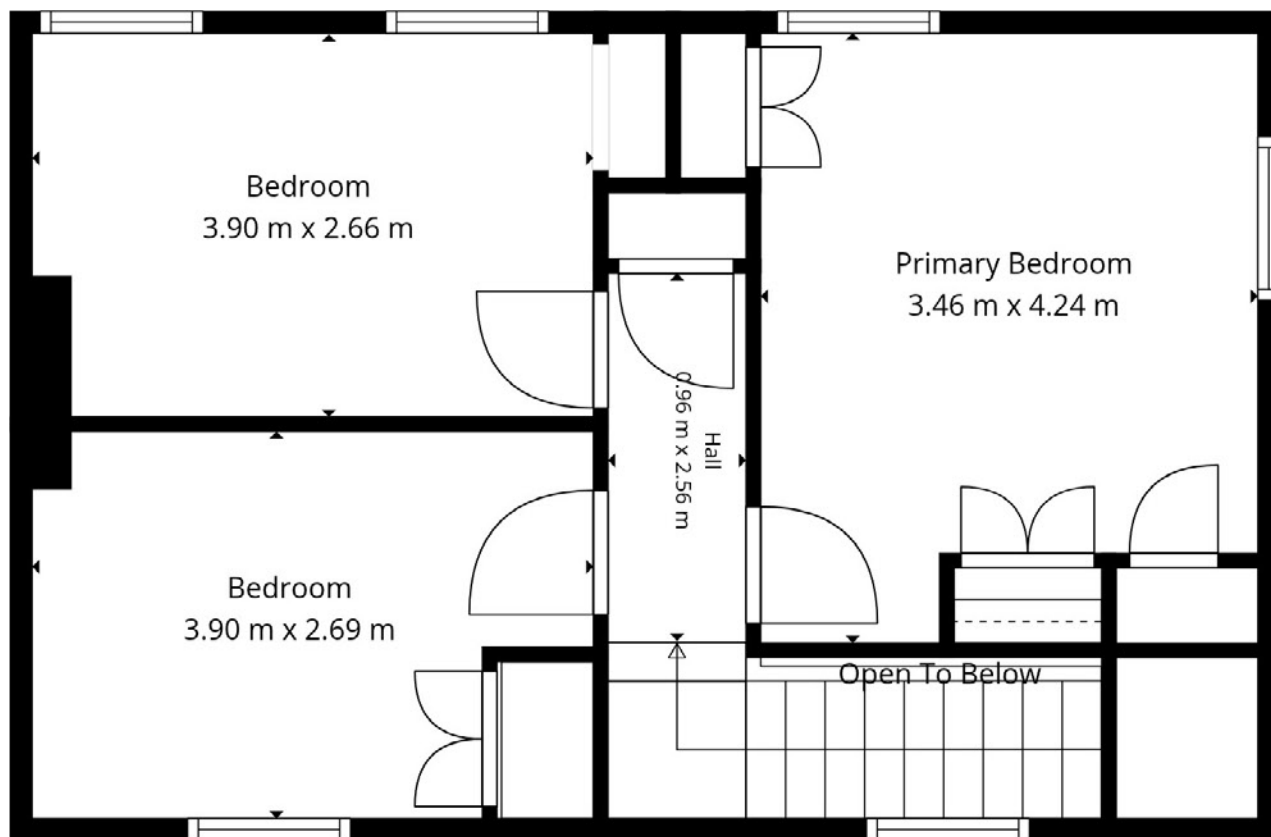
Bedroom 2





Bedroom 3





Gross internal floor area (m²): 95m²

EPC Rating: D

Externally, the property is complemented by substantial gardens that wrap around the property. There is plenty of space for entertaining, and it would be a wonderful resource for young children. Additional benefits include gas central heating, with the boiler replaced in 2022, double glazing throughout, and excellent storage on both floors.





Crichton Terrace occupies a convenient setting in the popular village of Pathhead, balancing rural surroundings with strong connectivity. Just a short drive from Edinburgh, the village offers a quieter pace while the nearby A68 and Edinburgh City Bypass provide direct routes to the capital and wider motorway network. This makes the area particularly attractive to commuters. Pathhead itself provides everyday amenities including a convenience store, pharmacy, cafés, primary school, and healthcare facilities. More extensive shopping, dining, and leisure options are available in nearby Dalkeith, Bonnyrigg, and Straiton Retail Park, home to Marks & Spencer, Next, Costco, IKEA, and major supermarkets.

The Midlothian countryside offers outstanding outdoor recreation with walking, cycling, and horse-riding routes through the Moorfoot Hills and along the River Tyne. Golfers are well catered for with Broomieknowe, Kings Acre, Newbattle, and East Lothian's championship courses within easy reach. Families enjoy local parks, woodland walks, and attractions throughout Midlothian and the Borders. Combining village charm, excellent transport links, beautiful countryside, and Edinburgh proximity, Crichton Terrace is ideally positioned for buyers seeking a relaxed yet well-connected lifestyle.

The Location



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Exchange
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