





Welcome

Welcome to 70 Edgehead Road, a spacious four-bedroom detached villa enjoying a lovely semi-rural position within the village of Edgehead, close to Pathhead and Dalkeith. Extended to provide generous and flexible accommodation over three levels, the property is well suited to family living and benefits from a fantastic open outlook across the surrounding countryside to the rear.

Well maintained over the years, the property offers an excellent amount of living space along with four good-sized bedrooms and plenty of useful storage throughout. The flexible layout provides room for both everyday family life and entertaining, while the upper floor adds further versatility and makes particularly good use of the available space.

Outside is just as impressive, with generous private garden grounds to the front and rear. The rear garden enjoys an open aspect over neighbouring fields and provides plenty of space for sitting out and enjoying the countryside setting. Off-street parking and an attached garage add to the practical side of the property, while gas central heating and double glazing are also in place.

Offering the space and benefits of a substantial detached home together with a quieter village setting and open countryside views, 70 Edgehead Road is an excellent opportunity for buyers looking to enjoy semi-rural living while remaining within easy reach of nearby towns, amenities and transport links. Viewing is highly recommended.







- Spacious four-bedroom detached villa
- Semi-rural setting within Edgehead Village
- Fantastic open countryside views to the rear
- Extended accommodation arranged over three levels
- Generous entrance porch with access to the attached garage
- Entrance hallway with useful understair storage
- Bright and spacious living and dining room with dual-aspect windows and feature fireplace
- Separate family room with patio doors opening onto the rear garden
- Fitted kitchen with electric hob, double oven and serving hatch to the dining area
- Separate utility/larder and ground floor WC
- Three well-proportioned bedrooms on the first floor, all with built-in storage
- Family bathroom with three-piece suite, shower attachment and folding shower screen
- Generous fourth bedroom on the upper level with rear-facing dormer window
- Excellent built-in, attic and eaves storage
- Gas central heating with Hive controls and double glazing
- Generous private gardens to the front and rear
- Rear garden with lawn, established planting and patio areas
- Private driveway providing off-street parking
- Attached garage with remote-controlled up-and-over door, light and power







Edgehead

Edgehead is a small semi-rural village surrounded by attractive Midlothian countryside, offering a peaceful setting while remaining well placed for access to Edinburgh and the surrounding area. The nearby villages of Pathhead and Cousland provide local amenities, with a wider range of shopping, schooling and everyday services available in Dalkeith.

The area is particularly well suited to those who enjoy the outdoors, with plenty of countryside walks nearby and Vogrie Country Park within easy reach, offering woodland trails, open parkland and recreational facilities. The A68 provides a convenient route towards Edinburgh and the City Bypass, as well as south through the Borders.

Combining a quieter village setting with good access to nearby towns and road links, Edgehead is an attractive option for those looking to enjoy a more rural location without being too far removed from everyday amenities.

Extras

Included in the sale are all floor coverings, light fittings, window coverings, integrated appliances. No warranty will be provided for any integrated or freestanding appliances or other moveable items, which are included on a sold as seen basis. Other items may be available by separate negotiation.



Get in touch

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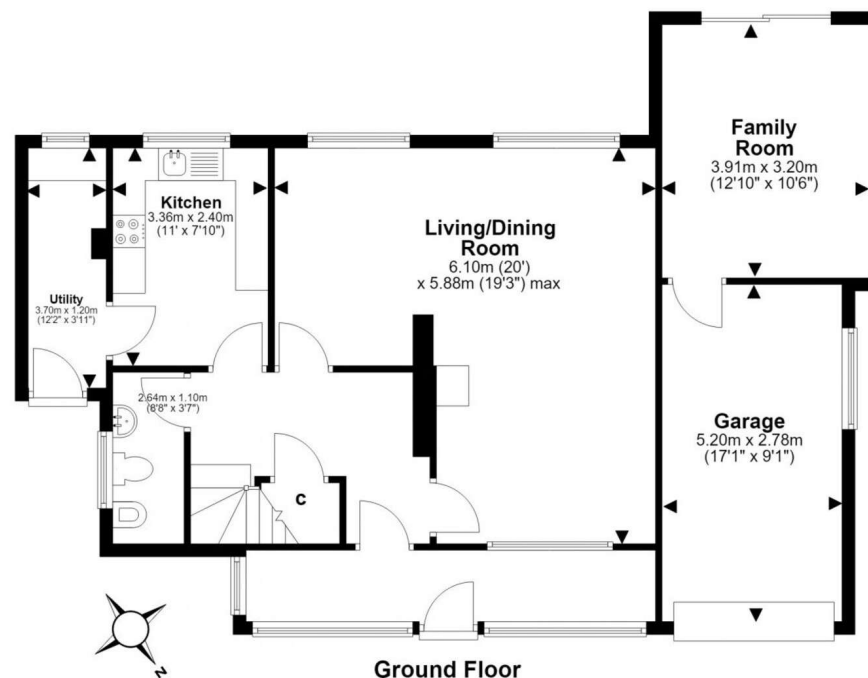
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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.

