



154 Main Street, Pathhead

Offers Over £215,000





154 Main Street

Pathhead

Beautifully modernised period home within the Pathhead Conservation Area, offering timeless character, a private garden, large detached garage and exciting attic potential (subject to consents).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully modernised period home
- Located within the Pathhead Conservation Area
- Double Glazed sash and case windows with wooden effect shutters
- Characterful living room with log-burning stove
- Contemporary fitted galley kitchen
- Stylish recently refurbished shower room
- Beautiful private rear garden
- Large detached garage
- Floored attic with conversion potential (subject to consents)
- Excellent commuter links to Edinburgh



Entrance Hall.

Stepping inside, the welcoming entrance hall immediately introduces the character that defines this beautiful period home. Impressive ceiling heights create a wonderful sense of space, while the warm, inviting atmosphere offers the perfect first impression.

Both practical and elegant, it provides a fitting introduction to a home where timeless character and thoughtful modernisation sit effortlessly side by side. For added peace of mind, both the front and rear doors benefit from a triple-lock security system, combining enhanced security with the comfort and character of this beautifully presented home.

Living Room

11' 6" x 10' 6" (3.50m x 3.20m)

Living Room.

Rich in warmth and character, the living room beautifully reflects the timeless appeal of this exceptional period home.

A charming log-burning stove provides an inviting focal point, creating the perfect place to relax on cooler evenings, while the original sash and case windows, complete with traditional wooden effect shutters, preserve the home's heritage and fill the room with natural light. A door opens directly onto the rear garden, effortlessly connecting the indoor and outdoor spaces and allowing the garden to become a natural extension of the home.

Cosy, elegant and full of character, this is a room where period charm and modern living come together beautifully.



Kitchen

11' 6" x 6' 11" (3.50m x 2.10m)

Kitchen. Thoughtfully modernised to complement the character of the home, the galley-style kitchen offers the perfect blend of contemporary design and everyday practicality. Flooded with natural light from a rear-facing window and a Velux roof window above, the space feels bright, airy and inviting throughout the day. Traditional wooden effect shutters continue the period charm, while the modern fitted kitchen provides generous worktop space, ample storage and a range of integrated appliances, including an eye-level oven, hob and extractor hood. Beautifully designed to maximise both space and functionality, it's a kitchen that respects the home's heritage while embracing modern living.

Bedroom

11' 2" x 10' 2" (3.40m x 3.10m)

Bedroom. Positioned to the front of the property, this generous double bedroom offers a peaceful and relaxing retreat while continuing the character found throughout the home. The double glazed sash and case window, complete with traditional wooden effect shutters, fills the room with natural light while beautifully preserving the property's period charm. A built-in wardrobe provides excellent storage, ensuring the room remains both practical and uncluttered. Spacious, quiet and full of character, it's a wonderfully comfortable bedroom that perfectly complements the timeless appeal of this remarkable home.





Shower Room

10' 10" x 4' 7" (3.30m x 1.40m)

Shower Room. Recently refurbished, the stylish shower room provides a contemporary contrast to the home's rich period character. Beautifully finished with modern tiling, it features a spacious walk-in shower and quality fittings, creating a bright, fresh and practical space designed for everyday comfort. A sleek illuminated mirror adds to the modern feel, while integrated USB sockets provide a thoughtful touch of everyday convenience. Clean lines and considered details combine to create a room that feels both elegant and functional, blending seamlessly with the home's tasteful modernisation and showing how contemporary living can sit effortlessly alongside timeless character.

Attic/Loft Area

14' 1" x 8' 10" (4.30m x 2.70m)

Attic. Fully floored and benefiting from a Velux roof window, insulation, electrics and heating, the generous attic provides excellent additional storage. The original staircase has been removed to create more hallway space below, meaning there is currently no direct stair access. Subject to the necessary planning permissions, Building Warrant and other required consents, the attic offers exciting potential for future development, allowing the next owner to evolve the home to suit their needs.





Rear Garden

A true highlight of the home, the extensive south-west facing rear garden is a private sanctuary, enjoying sunshine throughout much of the day. Beautifully established with mature planting, a traditional stone boundary wall and a generous patio, it's the perfect space for relaxing, entertaining or enjoying the seasons.

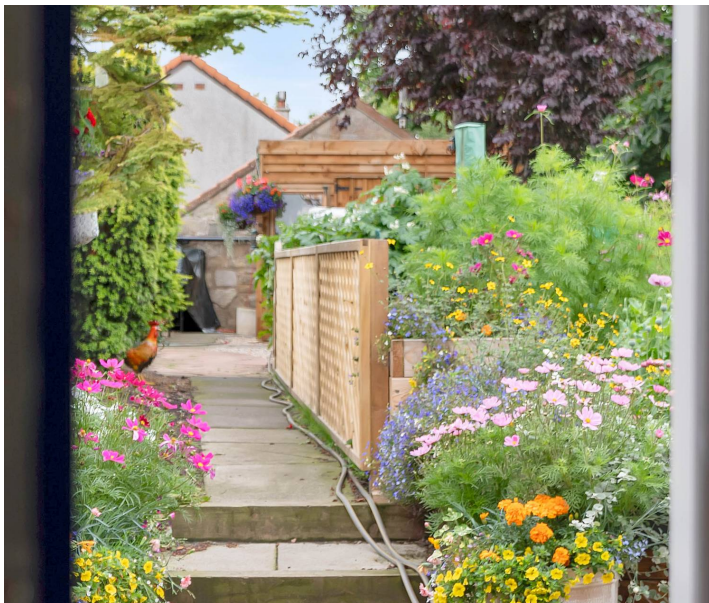
A greenhouse and dedicated log store add to its practicality, while the substantial detached garage and private driveway are positioned to the rear of the garden. Please note the storage sheds are not included in the sale but may be available by separate negotiation.

Beautifully maintained and wonderfully private, this exceptional garden perfectly complements the character and charm of this remarkable home.

DOUBLE GARAGE

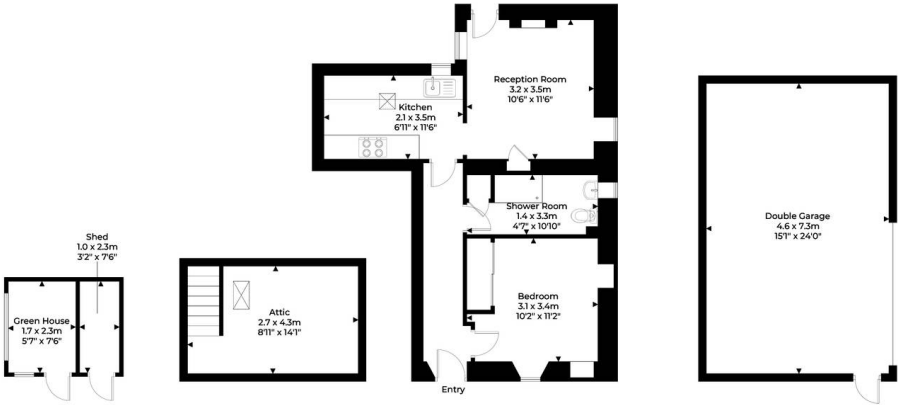
1 Parking Space

Detached Garage & Driveway. A truly exceptional feature of this home, the substantial detached garage measures approximately 7.3m x 4.6m, making it far larger than most and offering incredible flexibility beyond simply parking a vehicle. Accessed via a private driveway, the garage benefits from a remote-controlled electric door for effortless vehicle access, together with a pedestrian door directly into the rear garden, allowing it to become a natural extension of the outdoor space. Whether you're searching for a workshop, secure storage, a home gym, studio or the ideal home office, this remarkable building offers endless possibilities for the next owner. Practical, secure and exceptionally versatile, it's a rare feature that truly sets this home apart.





154 Main St Pathhead EH37 5SG
Approximate Gross Area
41 sq m / 441 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



www.jraysonphotography.co.uk



RE/MAX Property Specialists

Bonnyrigg Business Park, Unit 3 Sherwood Industrial Estate - EH19
3LW

0131 202 6862

bdunlop@remax-scotland.homes

www.remax-scotland.net/estate-agent/billie-dunlop

