



Watergate Toll

Fala, Near Pathhead, EH37 5TA



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150sqm

EPC

E

AS Anderson
Strathern

Watergate Toll

Fala, near Pathhead, EH37 5TA

Offering exceptionally generous proportions throughout, this superb detached property presents a highly appealing opportunity to secure a thoughtfully designed home in the charming Midlothian hamlet of Fala, which is a short drive to the village of Pathhead. Ideally positioned for those seeking the balance of a peaceful, semi-rural lifestyle with excellent connectivity for commuting into Edinburgh and the surrounding areas, the property combines space, practicality, and comfort in equal measure.

Extending to approximately 150sqm, the home offers flexible and well-appointed accommodation, perfectly suited to modern family living. At its heart lies an impressive open plan sitting and dining area, enhanced by a feature stove which creates a warm and inviting focal point. Natural light floods the room, contributing to an airy and welcoming atmosphere.

The kitchen is both functional and well-equipped, featuring an integrated oven, hob, and cooker hood, as well as ample space for a breakfasting table. Direct access leads through to a separate utility room, thoughtfully designed with space for both a washing machine and tumble dryer, alongside additional storage solutions. A convenient WC is also located off this area.

The principal double bedroom is bright and spacious, benefitting from built-in wardrobe storage and a skylight that enhances the sense of light and openness. Two further well-proportioned double bedrooms provide comfortable accommodation for family members or guests, each offering versatility for alternative use such as a home office or study if required. The accommodation is completed by a large family bathroom, configured with a bath, separate shower cubicle, WC, bidet, and hand wash basin.

Externally, the property continues to impress. A substantial detached double garage with an additional store offers excellent storage and workshop potential. The gated driveway provides secure off-street parking for multiple vehicles, while the surrounding garden grounds are both private and well maintained. Predominantly laid to lawn, the rear gardens are complemented by mature shrubbery, established trees, and open views across the surrounding countryside, creating a peaceful and scenic setting to be enjoyed throughout the year. An attractive area of woodland is situated to the west of the property and forms part of the title, offering scope for a variety of uses, subject to the relevant consents.

Overall, this is a superb home combining space, practicality, and a desirable village location, perfect for those looking to enjoy a more tranquil lifestyle without sacrificing accessibility.

Property features

- Extensive rear garden
- Area of woodland included
- Stunning countryside views
- Well proportioned and spacious accommodation
- Detached double garage with gated driveway
- Double glazing
- Oil fired central heating
- Semi-rural setting with excellent connecting routes







Location

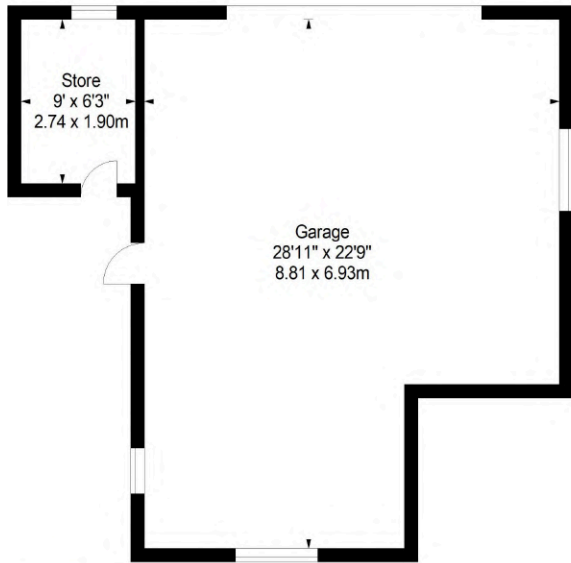
Nestled within the rolling Midlothian countryside, the picturesque hamlet of Fala offers a peaceful semi-rural setting just a short distance from Pathhead. The area is characterised by traditional stone homes, open farmland and far-reaching views. Despite its tranquil atmosphere, the area is well connected, lying approximately 15 miles south-east of Edinburgh with convenient access to the A68 for straightforward commuting, while nearby Pathhead provides a range of everyday amenities. Combining scenic surroundings, historic charm and accessibility, Fala presents an ideal balance of countryside living and city convenience.



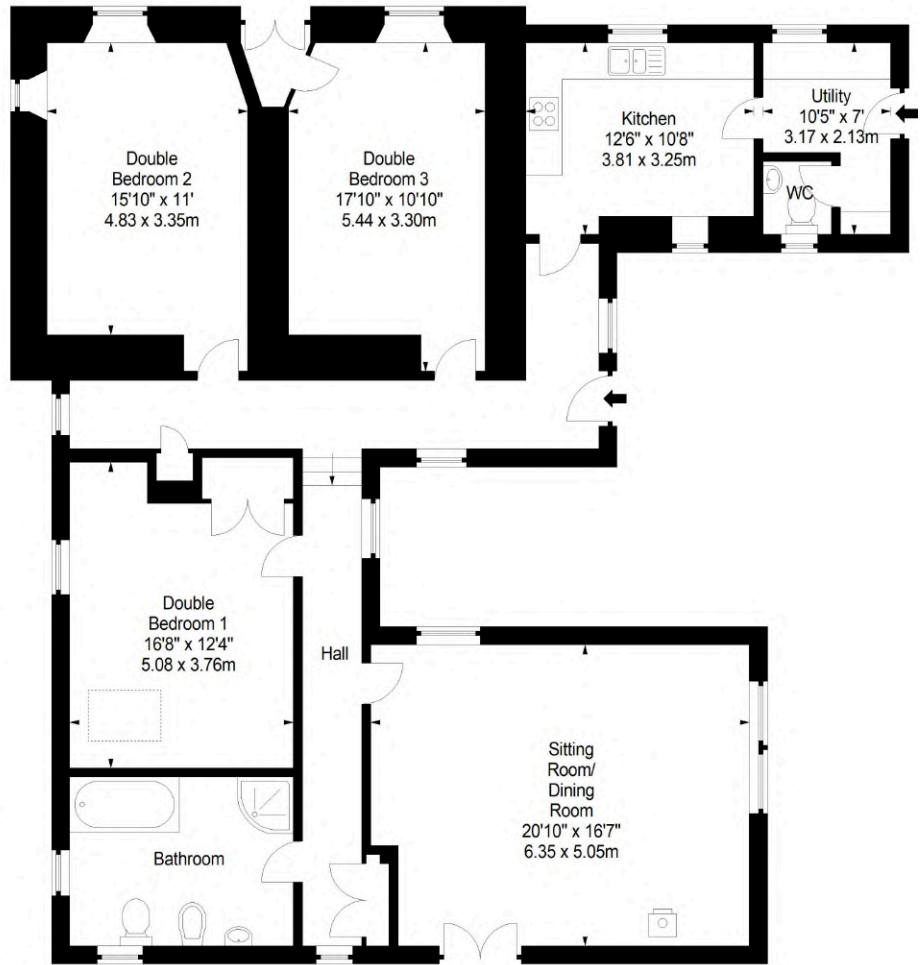
Watergate Toll,
Pathhead,
Midlothian, EH37 5TA



Approx. Gross Internal Area
1620 Sq Ft - 150.50 Sq M
Garage & Store
Approx. Gross Internal Area
644 Sq Ft - 59.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures.

The Calor stove currently in the living room has been decommissioned and will not be reinstated. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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