

Tranent

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Offers Over £245,000

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23 Crichton Road, Pathhead, EH37 5RB



Set in the pretty conservation village of Pathhead, this charming three bedroom semi-detached villa with garage is presented to the market in move in condition offering excellent spacious accommodation for a professional couple or young family looking for a home that combines semi-rural living with an easy commute to the city centre. The property occupies a generous corner plot with fabulous gardens to the front, side and rear with open outlook over the fields to the front and a paved patio area to the rear, perfect for outdoor entertaining. On the ground floor is a dual aspect sitting room/dining room with feature fireplace and patio doors to the garden, opening to the stylish fitted kitchen with integrated appliances. Off the kitchen is the utility room with door to the garden, and also on the ground floor is the wet room with WC and bidet. Upstairs are three good sized double bedrooms, all with fitted storage.

Accommodation

GROUND FLOOR

- * Entrance hall with storage cupboard
- * Generous dual aspect sitting room/dining room with patio doors to rear garden
- * Stylish fitted kitchen with integrated appliances
- * Rear hall/utility room with door to the rear garden
- * Wet room/WC with bidet

FIRST FLOOR

- * Landing with storage cupboard and hatch to attic space
- * Three spacious double bedrooms, all with fitted storage

ADDITIONAL INFORMATION

- * Gas Central Heating
- * Double Glazing
- * Private gardens surrounding the property with external tap
- * Paved patio area with pergola
- * Garage and greenhouse both with electricity
- * Open outlook over fields to the front

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Approximate Gross Internal Area = 85.8 sq m / 923 sq ft

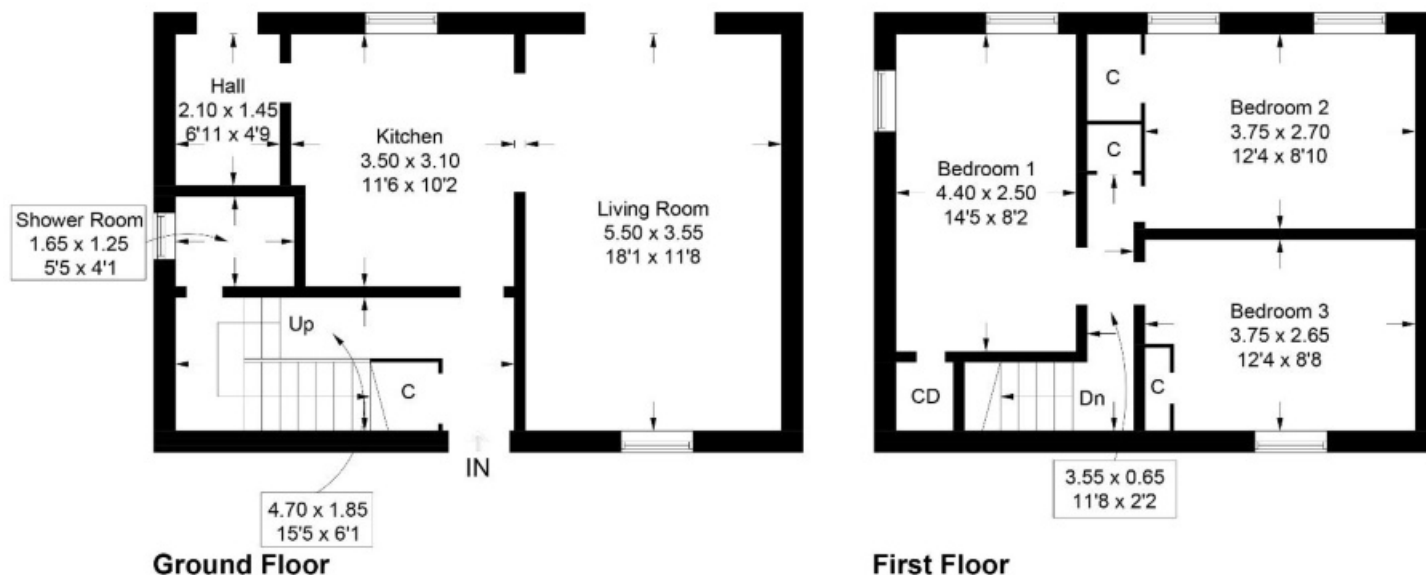


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321321)

Location

The popular conservation village of Pathhead balances charming rural surroundings with strong connectivity links via the nearby A68 and Edinburgh City Bypass which provide direct routes to Edinburgh, just a short drive away, and wider motorway networks, making this village particularly attractive to commuters. Whilst offering a quieter pace, the Pathhead village 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 Straiten Retail Park. The Midlothian countryside offers outstanding outdoor recreation where families can enjoy local woodland walks, cycling, and horse riding, with routes through the Moorfoot Hills and along the River Tyne, as well as attractions throughout Midlothian and the Borders. Golfers are well catered for with Broomieknowe, Kings Acre, Newbattle, and East Lothian's championship courses also within easy reach. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. Combining village charm, excellent transport links, beautiful countryside, and Edinburgh proximity, the Pathhead village is ideally positioned for buyers seeking a relaxed yet well-connected lifestyle.

Fixtures and Fittings

All fixtures and fittings, including all fitted floor coverings, curtains, blinds, light fittings and integrated appliances are included in the sale. No warranty provided for any free standing white goods.

Services

Mains gas, electricity, water and drainage

EPC

D

Council Tax

Mid Lothian Council Tax Band C

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Tranent
Call 01875 611211

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

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Full members of:



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