



An exceptional village home where period charm meets contemporary luxury



Set in the heart of the highly sought-after village of Pathhead, this truly stunning four-bedroom stone-built terraced home offers an exceptional blend of period charm, contemporary design, and generous living space. Extended and finished to an outstanding standard throughout, the property enjoys a warm and welcoming atmosphere within a thriving and friendly community-perfect for modern family living. The ground floor is undoubtedly the heart of the home, featuring a spectacular open-plan kitchen, dining, and living space designed with both style and functionality in mind. Flooded with natural light from an impressive cupola and expansive sliding doors leading directly to the garden, this space is ideal for both everyday living and entertaining. A woodburning stove creates a cosy focal point, while integrated cabling for surround sound enhances the experience. The beautifully appointed kitchen boasts solid wood worktops and a range of high-quality integrated appliances, including a wine cooler and coffee machine. Underfloor heating adds a luxurious touch, and there is ample space for family dining. Pocket doors lead seamlessly into a generous utility room, complete with excellent storage and dedicated laundry facilities. A separate formal lounge provides a peaceful retreat, featuring a second woodburning stove, charming working shutters, and a walk-in cupboard. Storage is a consistent theme throughout the home, thoughtfully incorporated at every level. On the first floor, there are two well-proportioned bedrooms, both rich in period character, along with a stylish family bathroom finished with a white suite, vanity unit, and attractive flooring. The second floor hosts a superb master bedroom, complete with a bay window, fitted wardrobes, useful eaves storage, and delightful countryside views. A contemporary en-suite shower room with underfloor heating serves this space. A further double bedroom on this level benefits from a bright double aspect outlook. Externally, the garden is a standout feature-exceptionally large and beautifully designed to offer a variety of spaces for relaxation and entertaining. A slate-tiled patio with built-in seating and BBQ area provides the perfect setting for outdoor gatherings, edged by a charming stone wall and well-placed integrated lighting. Beyond this lies a well-maintained lawn, decked seating area, attractive borders, and fruit trees, and a further expansive lawn. Additional features include a shed, two woodstores, a store, two double sockets, tap and a gate providing direct access to a nearby footpath, ideal for walks to the local park and school. The garage is particularly noteworthy, offering versatile space for multiple vehicles or workshop use, complete with original wooden sliding doors. Perfectly positioned to enjoy the tranquillity of village life while remaining within easy reach of the city and excellent transport links, this outstanding home truly offers the best of both worlds.

Key Features

Entrance hallway

Formal lounge

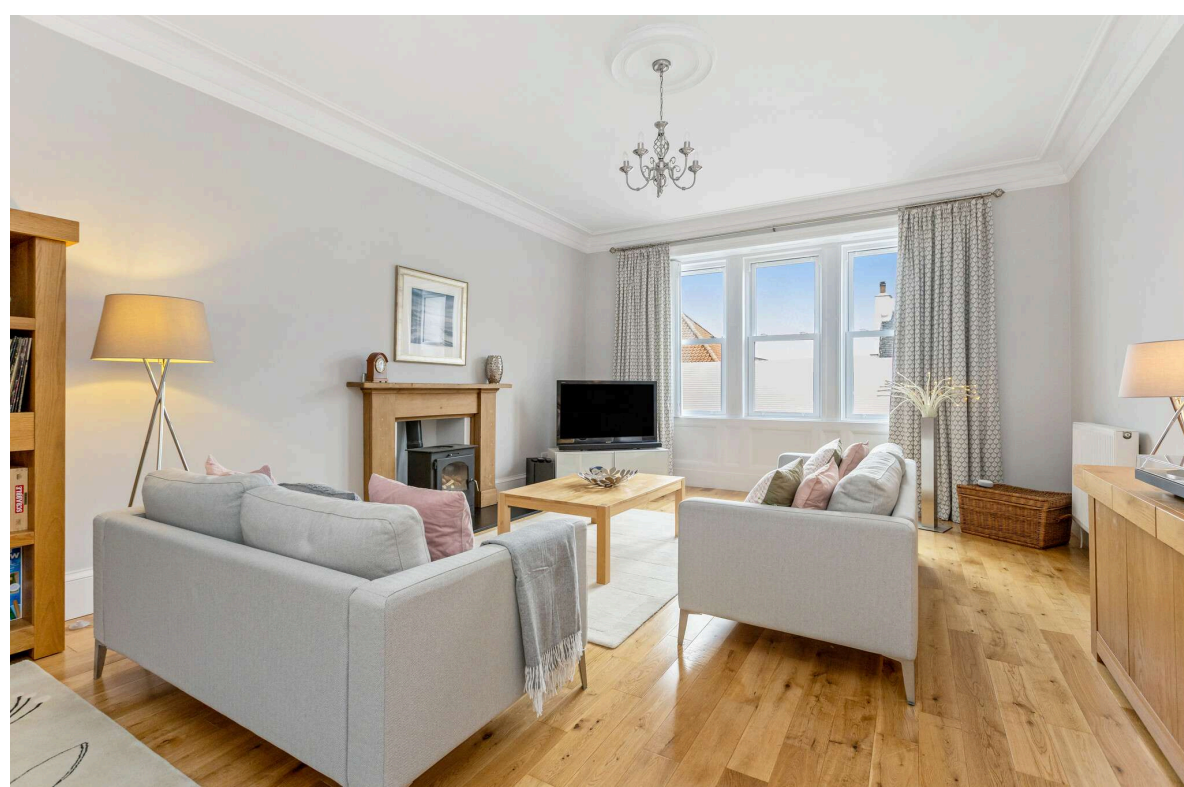
Open plan kitchen/dining/living room

WC; utility room; period features; excellent storage throughout

Master bedroom with ensuite; three further bedrooms and family bathroom

Gas central heating and double glazing and some under floor heating

Extensive garden and garage/workshop with parking





Pathhead

Pathhead is a charming and highly regarded village setting, offering a perfect balance between peaceful rural living and excellent accessibility. Surrounded by attractive countryside, the area is known for its strong sense of community, scenic walks, and a relaxed pace of life-making it particularly appealing to families and those seeking a quieter lifestyle without feeling remote. Conveniently positioned on the A68, the village offers excellent transport links, providing straightforward access to Edinburgh and the wider road network. The village itself benefits from a range of local amenities, including a well-regarded primary school and local shops, while a broader selection of retail and leisure facilities can be found nearby in Dalkeith, Musselburgh and at Fort Kinnaird Retail Park. Outdoor enthusiasts are especially well catered for, with a network of footpaths and green spaces right on the doorstep. A particular highlight is the lovely walk to Vogrie Country Park, a beautiful and expansive parkland offering woodland trails, open green spaces, and a fantastic setting for family days out. Combining a welcoming village atmosphere with everyday convenience and connectivity, Pathhead offers a lifestyle that truly captures the best of both worlds.



Extras

All fitted floor coverings, blinds, light fittings, double oven, hob, microwave, coffee machine, wine cooler, washing machine, dishwasher, fridge freezer, shed and wood stores are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£425,000

EPC Rating

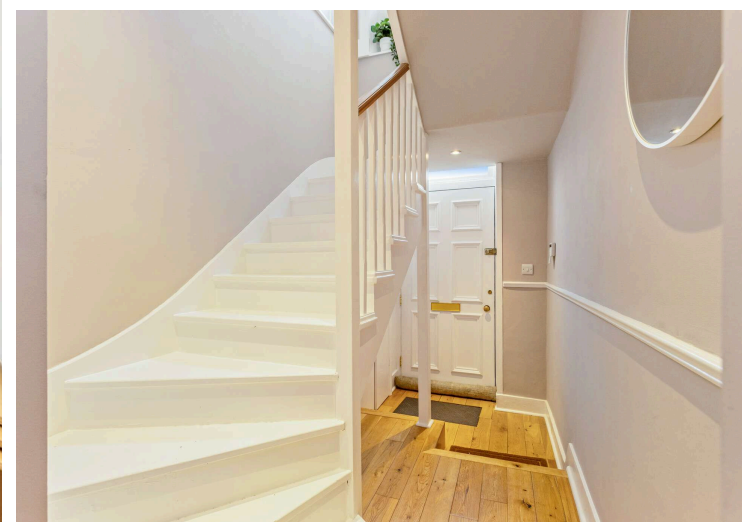
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Tenure

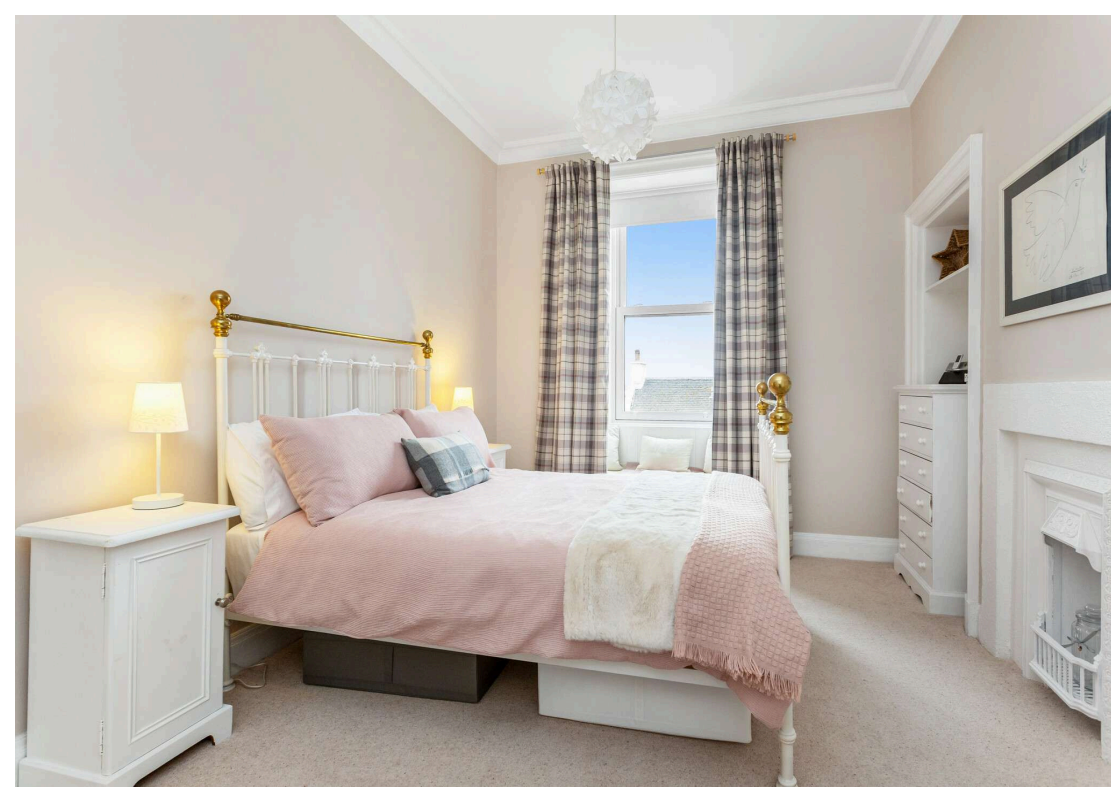
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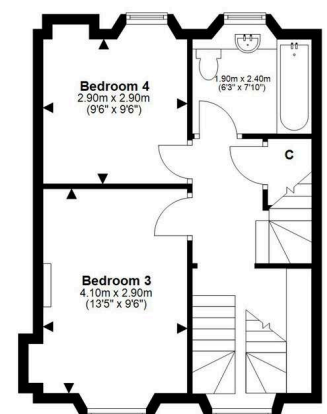




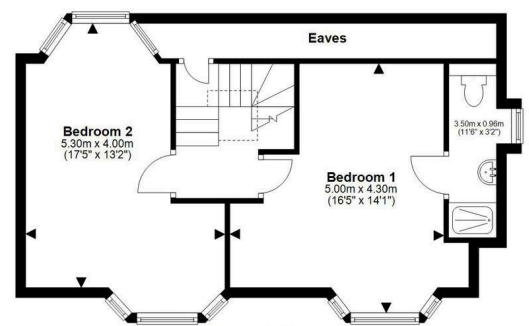




Ground Floor



First Floor



Second Floor

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.



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