



White House Fala Dam  
PATHHEAD | EH37 5SU

  
**warners**  
solicitors & estate agents





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Warners are delighted to present this stunning three-bedroom, three reception room family home, peacefully nestled within the charming hamlet of Fala Dam, surrounded by the rolling countryside of Midlothian.

Enjoying an enviable semi-rural setting, White House lies just three miles from Humbie and Pathhead, and approximately fifteen miles from Edinburgh, making it an ideal choice for commuters seeking a balance between tranquil country living and city convenience. A dedicated school bus service further enhances its appeal for families.

White House beautifully blends character and practicality, with period charm, evident in the ceiling beams. The original property has been thoughtfully extended to create a spacious and highly functional kitchen/dining room, perfect for modern family life and entertaining. The two log burners in the living rooms provide not only warmth, but also character to White House.

The ground floor offers exceptional versatility, with three generous reception areas including a welcoming living room, a cosy family room, and the impressive open-plan kitchen/dining space forming the heart of the home.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





Upstairs, White House comprises three well-proportioned bedrooms and a centrally located family bathroom, all accessed from a bright upper landing.

Externally, White House truly excels with an impressive sized garden taking up approximately a quarter of an acre. The garden contains a breath taking rear garden which offers a substantial expanse of lawn stretching down to a picturesque burn, creating a serene and private outdoor retreat. A paved patio provides the perfect setting for al fresco dining, while a charming summer house, complete with electrical supply, offers an ideal space for relaxation, hobbies, or home working. This is a rare opportunity to acquire a beautifully extended family home in an idyllic countryside location, offering space, charm, and excellent connectivity.

All fittings, fixtures, blinds, shutters and integrated kitchen appliances are included in the sale of the property. Please note that the fridge/freezer is not included in the sale of the property.

- Idyllic rural setting in the peaceful hamlet of Fala Dam
  - Excellent commuter location - just 15 miles to Edinburgh
  - Spacious layout with 3 bedrooms and 3 versatile reception rooms
  - Stunning extended kitchen/dining room ideal for modern living
  - Expansive rear garden with patio, summer house, and picturesque burn
  - School bus service and close proximity to Humber & Pathhead
  - Full Fibre WIFI Broadband available
- Council Tax Band: E Energy Rating: D



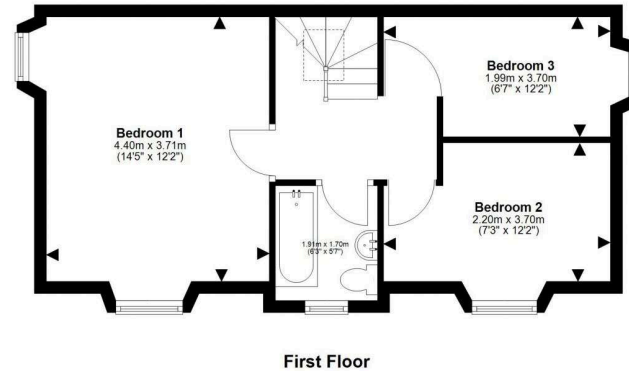
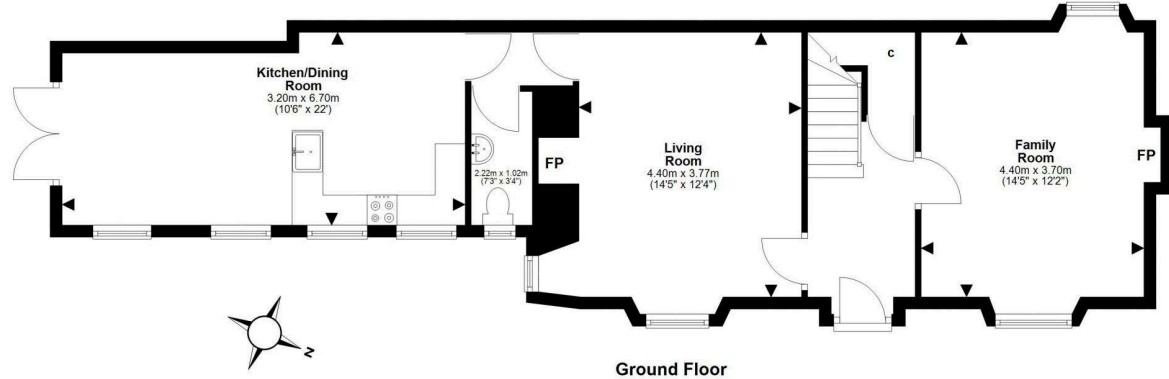
Fala Dam and its surrounding area offer a picturesque slice of rural life in the heart of Midlothian, combining unspoilt countryside with excellent accessibility to nearby villages such as Humbie and Pathhead. Nestled among gently rolling hills and open farmland, the area is ideal for outdoor enthusiasts, with an abundance of walking, cycling, and riding routes weaving through the surrounding landscape.

Education in the area is well catered for: Tynewater Primary School in Pathhead, while a range of secondary education options can be found in surrounding towns. A number of highly regarded independent schools are also within commuting distance, particularly in Edinburgh.

For commuters, Fala Dam offers an appealing balance between countryside living and city access. The area is well positioned for road travel, with convenient links to the A68 and onward to the Edinburgh City Bypass, allowing straightforward travel into Edinburgh and beyond. Public transport options are available from nearby villages, ensuring good connectivity while preserving the tranquillity of this rural setting.







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.