



26 Dreepy Burn Drive

Pathhead, EH37 5AB



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152sqm

EPC

B

AS Anderson
Strathern

26 Dreepy Burn Drive

Pathhead, EH37 5AB

26 Dreepy Burn Drive is an impressive modern five bedroom detached home, offering bright, well proportioned accommodation with a layout ideally suited to contemporary family living. Extending to approximately 152 square metres, the property combines spacious interiors with a high level of practicality, alongside a modern specification throughout.

The ground floor is centred around a generous open plan kitchen, dining, and sitting area, forming the true heart of the home. This expansive space provides an excellent setting for both everyday family life and entertaining, with ample room for dining, relaxing, and socialising. The kitchen offers a good range of storage and worktop space, complemented by a separate utility room which helps to keep the main living area clutter free. A separate living room provides a more private and versatile reception space, ideal for quieter evenings, formal entertaining, or use as a snug or media room. A ground floor WC further enhances the practicality of the layout.

Upstairs, the property offers five well proportioned bedrooms, providing excellent flexibility for modern family living. Two of the bedrooms benefit from en suite shower rooms, creating ideal principal and guest accommodation, while the remaining rooms can be readily adapted to suit individual requirements, whether as additional bedrooms, home offices, dressing rooms, or hobby spaces. The accommodation is completed by a contemporary family bathroom, finished to a good standard and well positioned to serve the remaining bedrooms.

Externally, the property enjoys private gardens to the front, side, and rear, offering an attractive balance of lawn, paving, and established planting. The outdoor space provides an ideal setting for both relaxation and entertaining, with scope for further landscaping if desired, and also benefits from a garden shed for additional storage. Solar panels are installed to the rear, enhancing the property's overall energy efficiency. A driveway leads to a single integral garage, complete with light and power, providing excellent storage and secure parking.

Property features

- Detached house
- Open kitchen/dining
- Principle bedroom with en-suite
- 5 bedrooms
- Family bathroom
- Utility room
- Gas central heating
- Double glazing
- Driveway with garage
- Solar panels
- Garden to front, side and rear







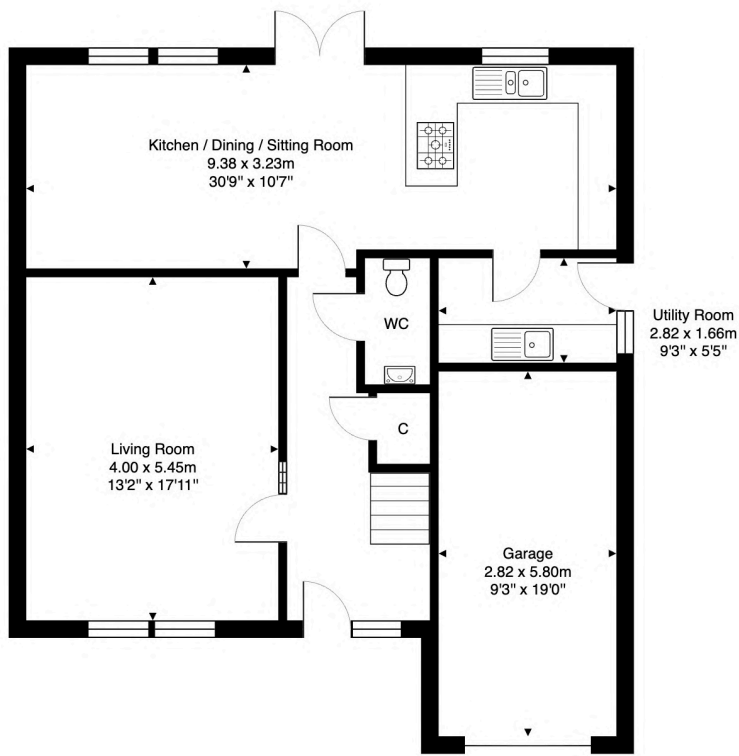
Location

Pathhead is a popular conservation village in Midlothian, offering a peaceful setting that contrasts with city living, yet remains within easy commuting distance of Edinburgh. The village has a range of local amenities, including a grocery store, post office, primary school and nursery, as well as a doctor's surgery and pharmacy. A family-run pub and restaurant also provides a welcoming spot for dining and socialising. A wider range of amenities can be found in nearby Dalkeith, including supermarkets, banks, leisure facilities and secondary schooling. A children's playground and large grass area are located adjacent to the development, providing convenient access to outdoor space for families and recreation. The area is ideal for commuters, with the A68 providing direct access to Edinburgh and the Scottish Borders, and the city bypass within easy reach. Gorebridge railway station, approximately 5 miles away, offers rail links to Edinburgh, while regular bus services run through the village.

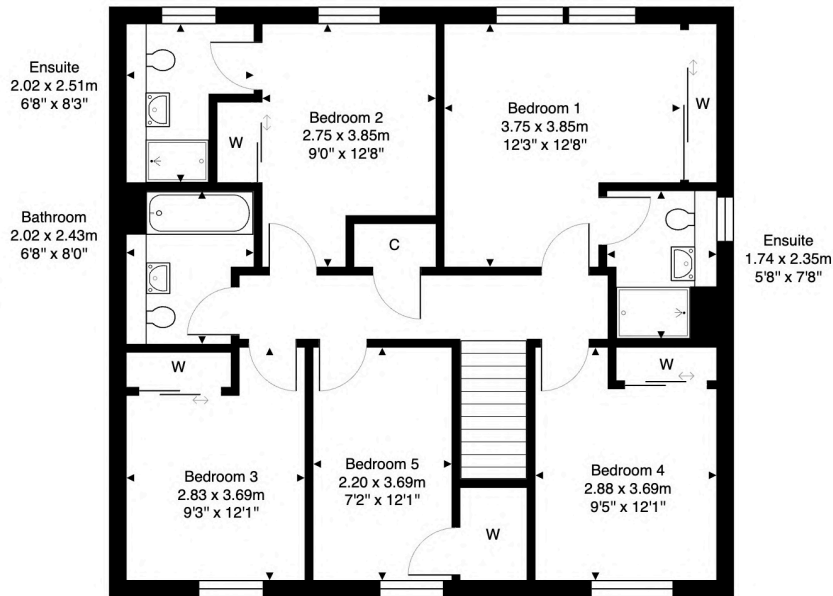








Ground Floor



First Floor

Extras

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

Council Tax band G

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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