



GRAYS
57
HOUSE

57

57 Main Street
PATHHEAD | MIDLOTHIAN | EH37 5PZ


warners
solicitors & estate agents



Virtually staged



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Nestled in the heart of picturesque Pathhead, moments from excellent amenities, the vast open countryside and within easy reach of Edinburgh is Gray's House a stunning traditional stone built Victorian "C" listed home. Boasting expansive walled garden grounds, off road secure parking, an expansive loft area which could be converted with the usual consents this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule and hallway, a bright and large lounge/family room with a wood burning stove, Velux window that floods the room with an abundance of light and doors to the rear garden, a contemporary dining kitchen with attractive units and generous dining space, a well-proportioned double bedroom or ideal home office and downstairs is completed by a useful W/C utility room. Following up a carpeted staircase the upper level enjoys three further spacious double bedrooms, a study and the villa is completed by a stylish bathroom with shower and separate bath.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



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Externally, the sizable rear walled garden offers a colourful, secluded haven. Wonderful plants and shrubs surround large sections laid to lawn, while a varied selection of fruit trees, including Victoria plum, apple, fig, and cherry, grow alongside a grapevine housed in the greenhouse. Several paved sections provide the perfect setting for al fresco dining and entertaining, and a side vennel gives access while offering ample covered storage. To the rear of the garden, secure off-street parking completes the picture.

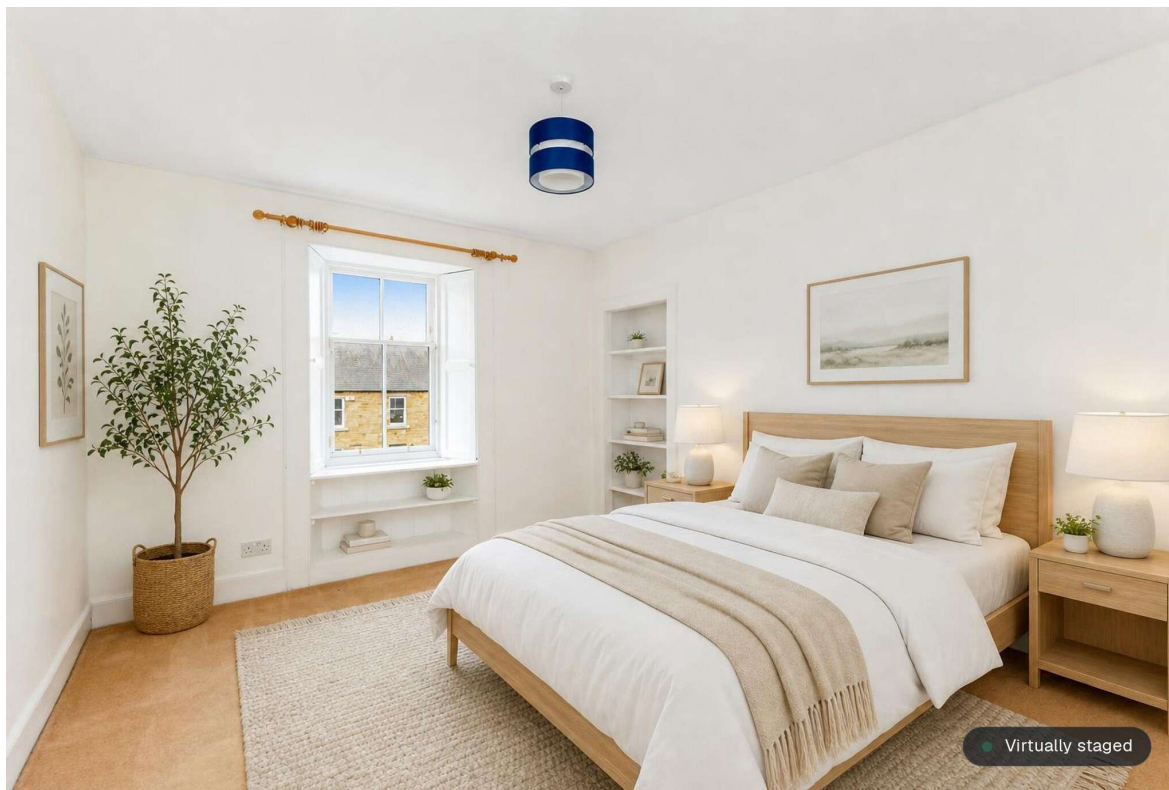
Energy rating D

Council tax band E

There is no factor associated with this property

Extras included in this sale will be curtains, dishwasher, stove, oven, extractor fan, washing machine, tumble dryer and garden shed including garden tools.

- Stone built home built circa 1780
- Expansive mature and secluded walled rear garden
- Heart of Pathhead location close to excellent amenities and the countryside
- Easy access into Edinburgh, Midlothian and East Lothian
- Welcoming entrance vestibule and hallway
- Bright lounge and family room with doors to the rear garden
- Contemporary dining kitchen
- Four large double bedrooms and a study
- Stylish bathroom and a W/C utility room
- Attic could be converted with the necessary consents



Pathhead is a delightful conservation village lying some 5 miles south of Dalkeith and Bonnyrigg. It is well within easy commuting distance of Edinburgh city center being a 30 minute drive, yet its peaceful location offers a complete contrast to city dwelling. There are numerous shops on hand to cater for every day needs, with nearby Dalkeith providing a wider range of amenities and sporting and recreational facilities. The vast open countryside promises hours of pleasure from activities such as pony trekking and hill walking. Schooling is well represented at nursery and primary level with Tynewater Primary school being a strong anchor for community life. For the commuter there is easy access to the city bypass and a regular public transport system operates throughout the village, to and from Edinburgh. Village hall hosts a number of activities for children such as judo, toddler groups and youth clubs, making it a hub for socializing and community life.





