



215 MAIN STREET

PATHHEAD | MIDLOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Dining Room, Utility Room, Cloakroom and Understairs Cupboard.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Two further Double Bedrooms, a Family Bathroom and Two Cupboards.

Garden: Front and Rear Garden, the front garden is gravelled and interspersed with specimen trees, the rear garden is predominantly laid to lawn with a herbaceous border.

About: 0.05 Acres

215 MAIN STREET

PATHHEAD, MIDLOTHIAN, EH37 5SQ.

A charming mid terraced 3-bedroom house, with private garden and off-street parking, within walking distance of amenities and easy commuting distance of Edinburgh.

Gorebridge Train Station 4 miles, Newcraighall Train Station 7 miles, Edinburgh 12 miles, Edinburgh Airport 19 miles
(All distances are approximate).





SITUATION:

215 Main Street is part of a small steading development of 5 houses on the edge of Pathhead village. Pathhead is a popular commuter village with a post office/newsagent, bakery, Medical Centre, Primary School and Pub, and with regular public transport links into Edinburgh and south to the Borders, makes it the perfect commuter location. Dalkeith and Eskbank offer further local amenities, with independent shops, cafes and supermarkets, as well as pubs and restaurants. The area surrounding Pathhead abounds with sporting facilities including shooting and fishing, and a number of fine golf courses. There is also a newly instated public footpath around the village connecting to Vogrie Country Park, which is 2 miles away, and a network of paths surrounding the Tyne Water offer endless opportunities to enjoy the Lothian and Borders countryside.

Pathhead is located on the A68, which provides a speedy route to the Scottish Borders and beyond, as well as an easy commute into Edinburgh. A rail service is offered from nearby Gorebridge Station and Newcraighall Park & Ride, while a regular Border Buses service runs through the village to and from St Boswells and Edinburgh City Centre. Local schooling is excellent, being within the catchment for Tynewater Primary School and Dalkeith High School, while private schooling options can be found at Loretto School in Musselburgh, and a broader selection of day and boarding schools is available in Edinburgh.

DESCRIPTION:

215 Main Street is an attractive mid-terraced steading conversion with a beautiful stone façade sitting under a pantile roof, providing quiet, modern and versatile accommodation over two floors, whilst also benefitting from double glazing. The property is set back from the main road and has lovely pastoral views over farmland to the front and rear of the property. From the main road a shared driveway arrives to a communal parking area where there are two designated car parking spaces. A pathway leads through a private front garden to the front door which opens to an entrance vestibule and impressive entrance hall with open stairwell with a double vaulted ceiling, that gives access to the principal rooms on the ground floor.

The sitting room is a bright and spacious room with a dual aspect, with space for a dining table and chairs and features double French doors which open to a paved patio area and the garden beyond. Across the hall the kitchen/dining room has a range of wall and base mounted units with wooden work surfaces and a stainless-steel sink which overlooks the front garden, with views over the rear garden from the dining area. Modern appliances include an integrated dishwasher, five ring Smeg induction hob with extractor fan above, integrated Indesit oven with microwave above. There is also space for a freestanding fridge/freezer. Accessed from the entrance hall, is a utility room with base and wall mounted units, a stainless-steel sink and an integrated washing machine, with a cupboard housing the electric boiler and a back door opening to the rear garden. Completing the accommodation on the ground floor is a cloakroom with wc and basin, and an understairs cupboard providing storage.



From the entrance hall stairs ascend to the first floor and landing giving access to the principal bedroom with en suite shower, two further double bedrooms, a family bathroom and two cupboards off the landing. The principal bedroom is a generous sized room with a dual aspect with wonderful pastoral views, built in wardrobes and an en suite shower room with shower cubicle, wc and basin. Across the landing are two further double bedrooms one of which has built in wardrobes and are serviced by the adjacent family bathroom, which has a bath with shower overhead, basin and wc. Completing the accommodation on the first floor are two cupboards off the landing, one of which has extensive shelving, the other houses the hot water cylinder.

GARDEN:

215 Main Street has a private front and rear garden. The front garden is partially gravelled with a hedge border and interspersed with specimen trees. The rear garden is west facing and is predominantly laid to lawn, with a paved patio area and herbaceous border featuring mature plants, shrubs and specimen trees. There is a side gate opening to the communal path that leads back to the parking area.

PARKING:

There are two designated car parking spaces within the communal car park to the front of the property.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The freestanding Fridge/Freezer is to be removed.

Services:

Mains Electricity, Water, Drainage and Central Heating via Electric boiler.

Notice:

Estate Agents Act 1979 An employee of Rettie and Co declares an interest in the sale in accordance with the Estate Agents Act 1979.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH37 5SQ.

What Three Words: inflamed.wanted.otters





EPC – Band C.

Local Authority:

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

Council Tax Band: - F

Entry and Vacant Possession: Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

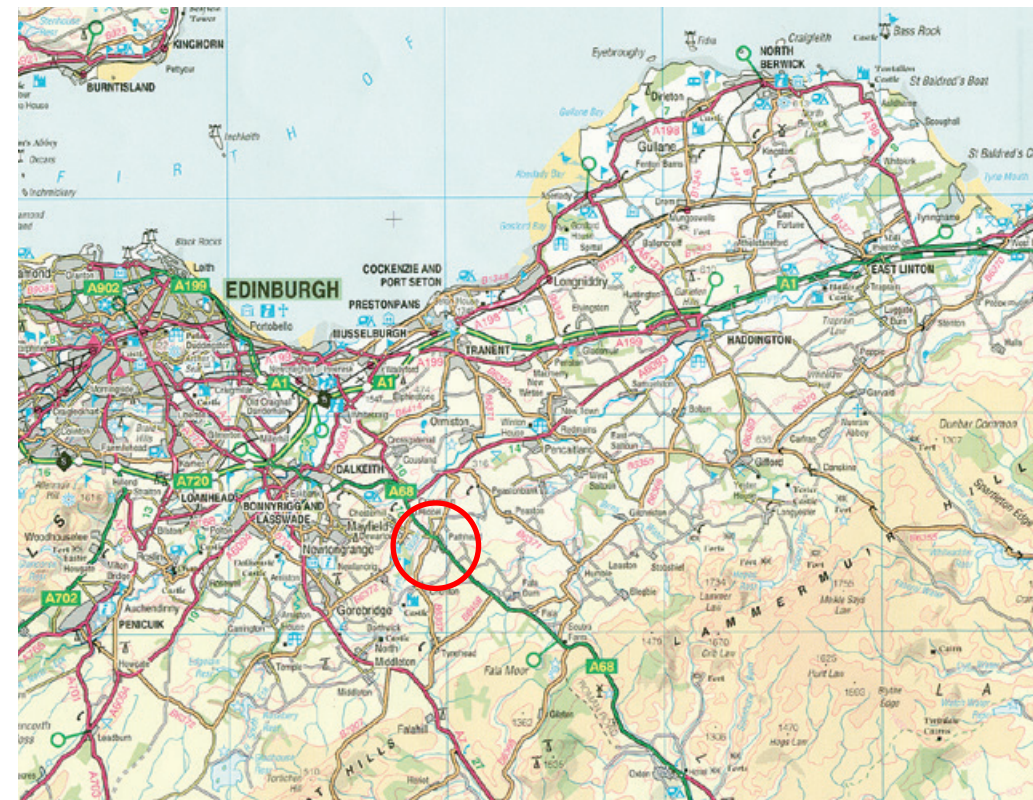
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

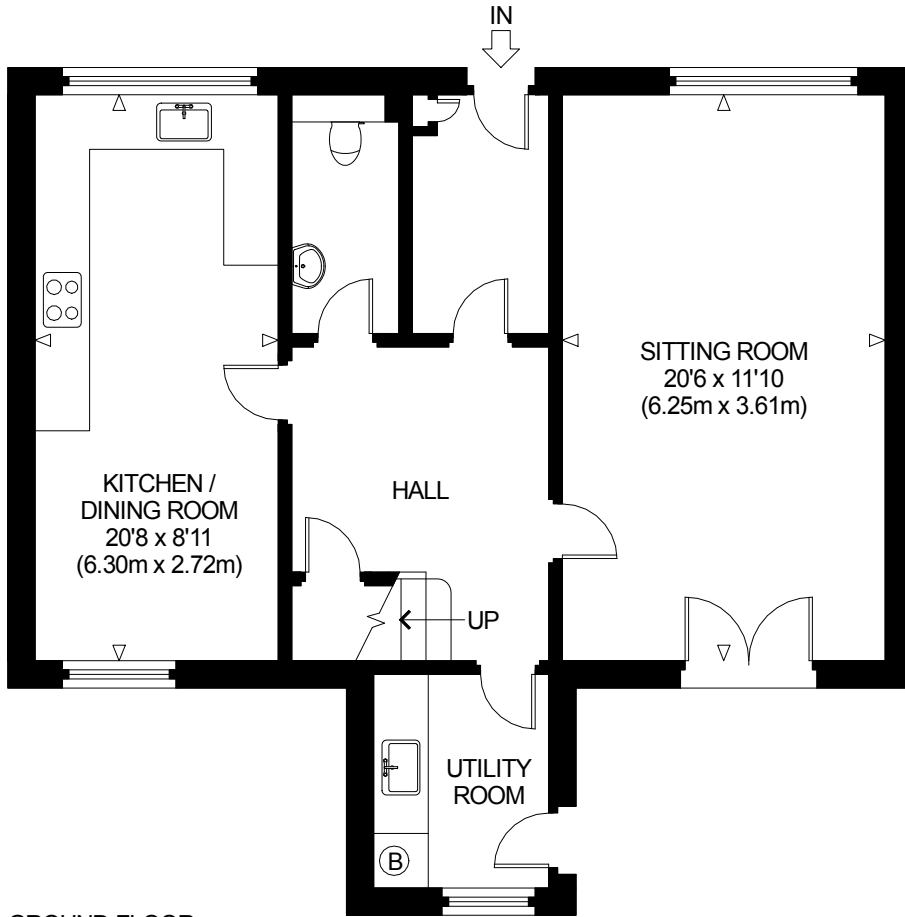
Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

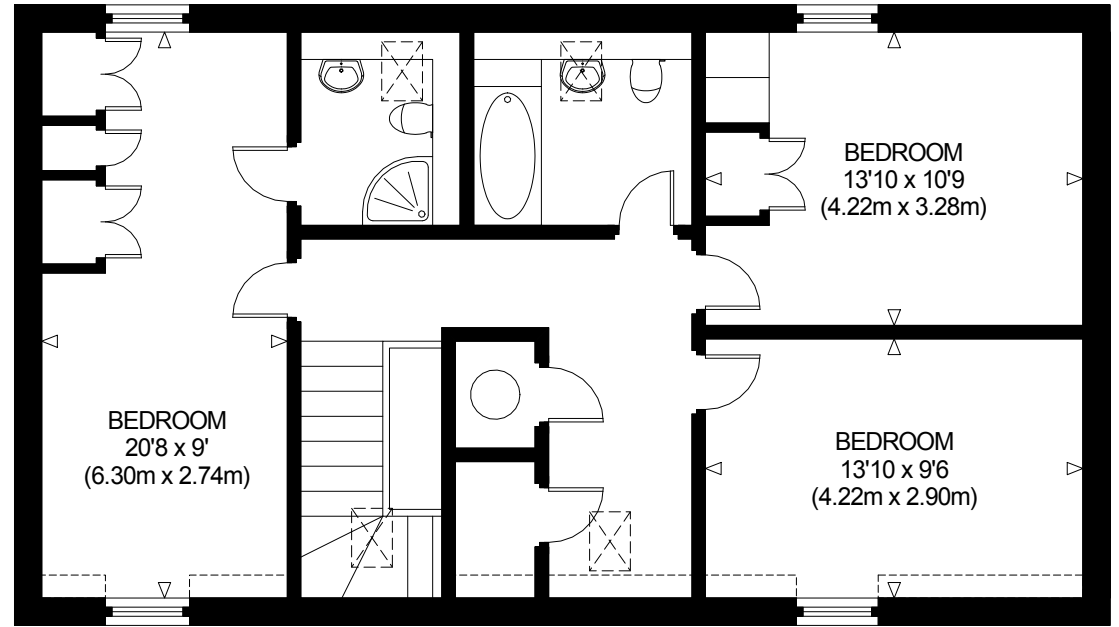
Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 700 SQ FT / 65.0 SQ M

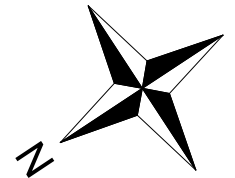


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 792 SQ FT / 73.6 SQ M

MAIN STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1492 SQ FT / 138.6 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.