



9 MAIN STREET

Pathhead, Midlothian, EH37 5PT.



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A charming two-bedroom, end terrace house with a large rear garden, situated on the main street of Pathhead with local amenities and within close 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).

Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, 2 Bedrooms, Kitchen and a Bathroom.

Exterior: The rear garden is predominantly laid to lawn with a herbaceous border, with a paved patio area and external stores.



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Situation

9 main street is situated in the heart of Pathhead village, a popular Midlothian commuter town. Pathhead's amenities include a post office/newsagent, bakery, Medical Centre, Primary School and Pub, and with regular public transport links into Edinburgh and south to the Borders, making 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 some 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 offers 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:

9 Main Street is a delightful 2-bedroom end terrace house with a charming stone façade sitting under a grey slate pitched roof.

The front door opens to a welcoming entrance hall, giving access to the principal rooms. To the rear of the property sits a bright and spacious sitting room overlooking the rear garden. The adjacent room is a double bedroom which has a bay window overlooking the front of the property.

Returning to the entrance hall is a further double bedroom with bay window and built in cupboards and press cupboard. At the end of the hall is the kitchen-breakfast room with a range of wall and base mounted units with a basin. Ample space has been made available for a washing machine, undercounter fridge freezer and dishwasher and electric oven with hob below the stainless-steel extractor fan. Completing the accommodation is the neighbouring bathroom with a bath with an overhead shower, wc, and porcelain sink with a mottled window taking in light from the garden.

Garden

A wrought iron gate opens to the East side of no.9 giving way to a paved pathway leading to the large private rear garden, predominantly laid to lawn with a paved path flanked by lawn either side and a herbaceous border. A stone wall covers the garden boundary to the West and ivy hedging along the garden's East border. There are two external store rooms with a corrugated roof, harling façade and wooden doors located near the house. Next to the West wall of the garden is an oil tank for supply to the external boiler.

Parking:

There is ample on-street parking at the front of the property on the main street.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services:

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

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 5PT.

What Three Words: ///precluded.boss.hires

EPC – Band E.

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

Council Tax Band: - D.

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:

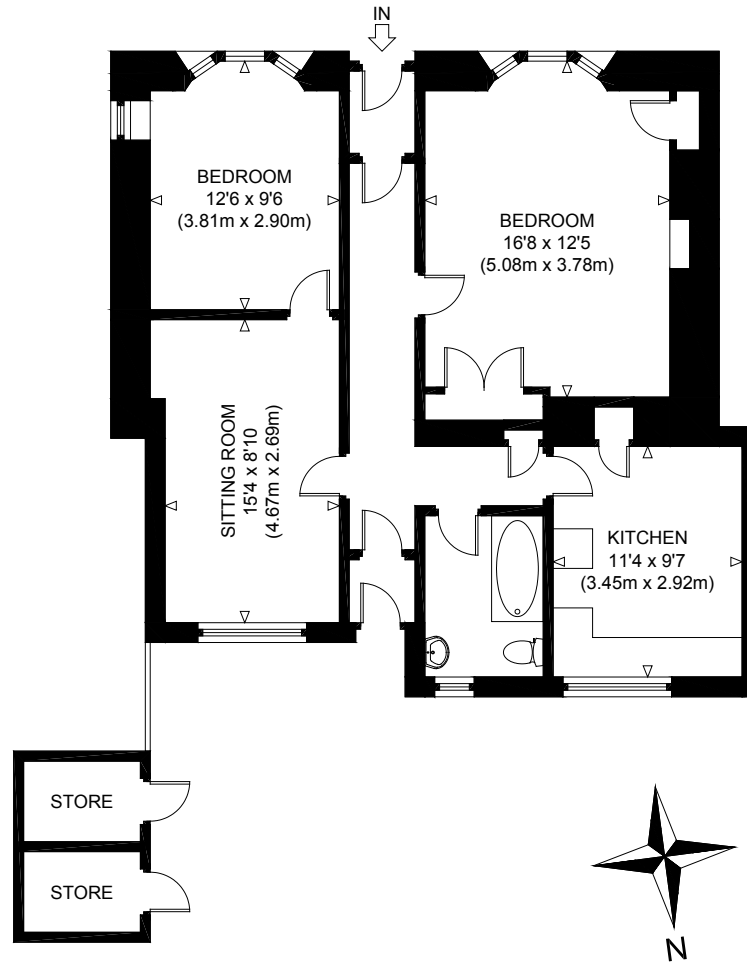
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes 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.



Layout.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 799 SQ FT / 74.2 SQ M

MAIN STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 799 SQ FT / 74.2 SQ M
EXTERNAL STORES AREA 51 SQ FT / 4.8 SQ M
TOTAL COMBINED FLOOR AREA 850 SQ FT / 79.0 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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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.

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