



2 HILL ROAD

Pathhead, Midlothian, EH37 5RD.



2 HILL ROAD

Pathhead, Midlothian, EH37 5RD.

A charming, well presented, spacious two-bedroom terraced house on the edge of Pathhead.

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, Kitchen/Dining Room and Storage Cupboard.

First Floor: Landing, Principal bedroom, Bedroom and Bathroom.



2 HILL ROAD

Pathhead, Midlothian, EH37 5RD.



Situation:

2 Hill Road is situated on the edge Pathhead village, a popular Midlothian commuter town. Pathhead's amenities include a post office/newsagent, bakery, Medical Centre, Primary School and Pub, and regular public transport links into Edinburgh and south to the Borders, makes it the perfect commuter location. Dalkeith and Ormiston 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 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 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.

General Description:

2 Hill Road is a beautifully presented two-bedroom mid terrace house with a charming stone façade sitting under a grey slate pitched roof. The front door flanked by flower/shrub beds opens to a welcoming entrance hall with engineered oak flooring, featuring a large under-stair cupboard, complete with hanging space and shelving, as well as the Alpha – E-Tec gas boiler. From the hall a door opens to a generously sized living room, with two westerly facing windows overlooking the front of the property, built-in shelving, and a fireplace with a charming stone hearth. The spacious kitchen/dining room, equipped with wall and base mounted units, boasts a Hotpoint oven and a 4-ring hob, complemented by overhead spotlights, a steel sink with drainage, ample space for a washing machine, and dual aspect windows offering westerly and easterly views.





beko

Ascending the carpeted staircase, you reach the landing, tastefully adorned with dado railing that extends throughout the common areas of the home. The principal bedroom, is a bright and spacious retreat with dual aspect windows featuring working shutters and a cupboard with a fitted shelf. The Bathroom features a wash basin, WC and bath with an electric shower above. The second bedroom completes the accommodation.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.

Local Authority

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

Council Tax

Band – E.

EPC Rating

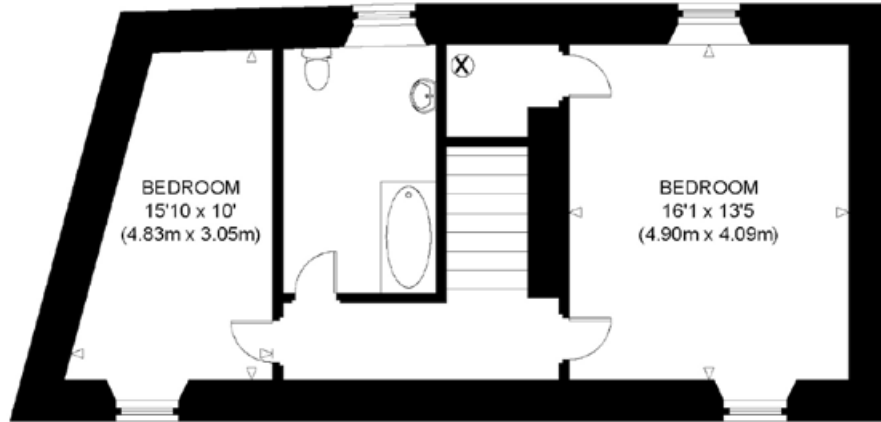
Band - D.

Home Report

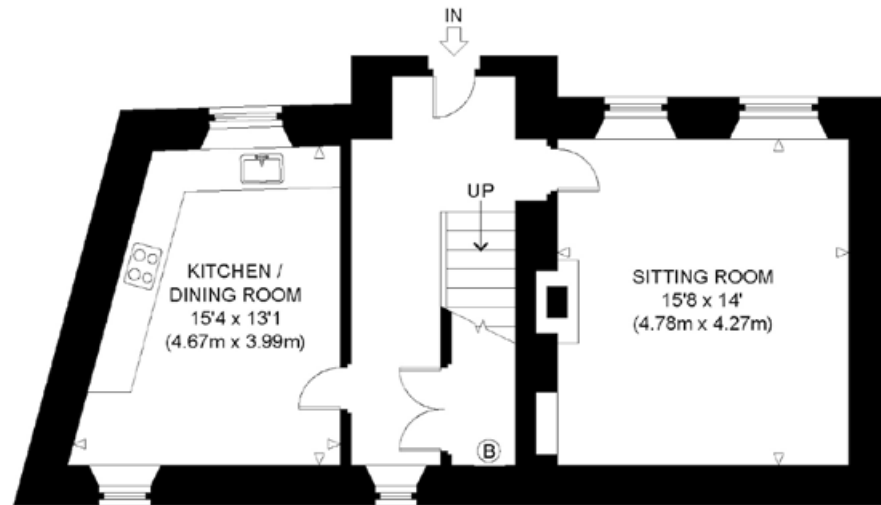
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 575 SQ FT / 53.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 568 SQ FT / 52.8 SQ M

HILL ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1143 SQ FT / 106.2 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry/); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettie-co-uk/).

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or

otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

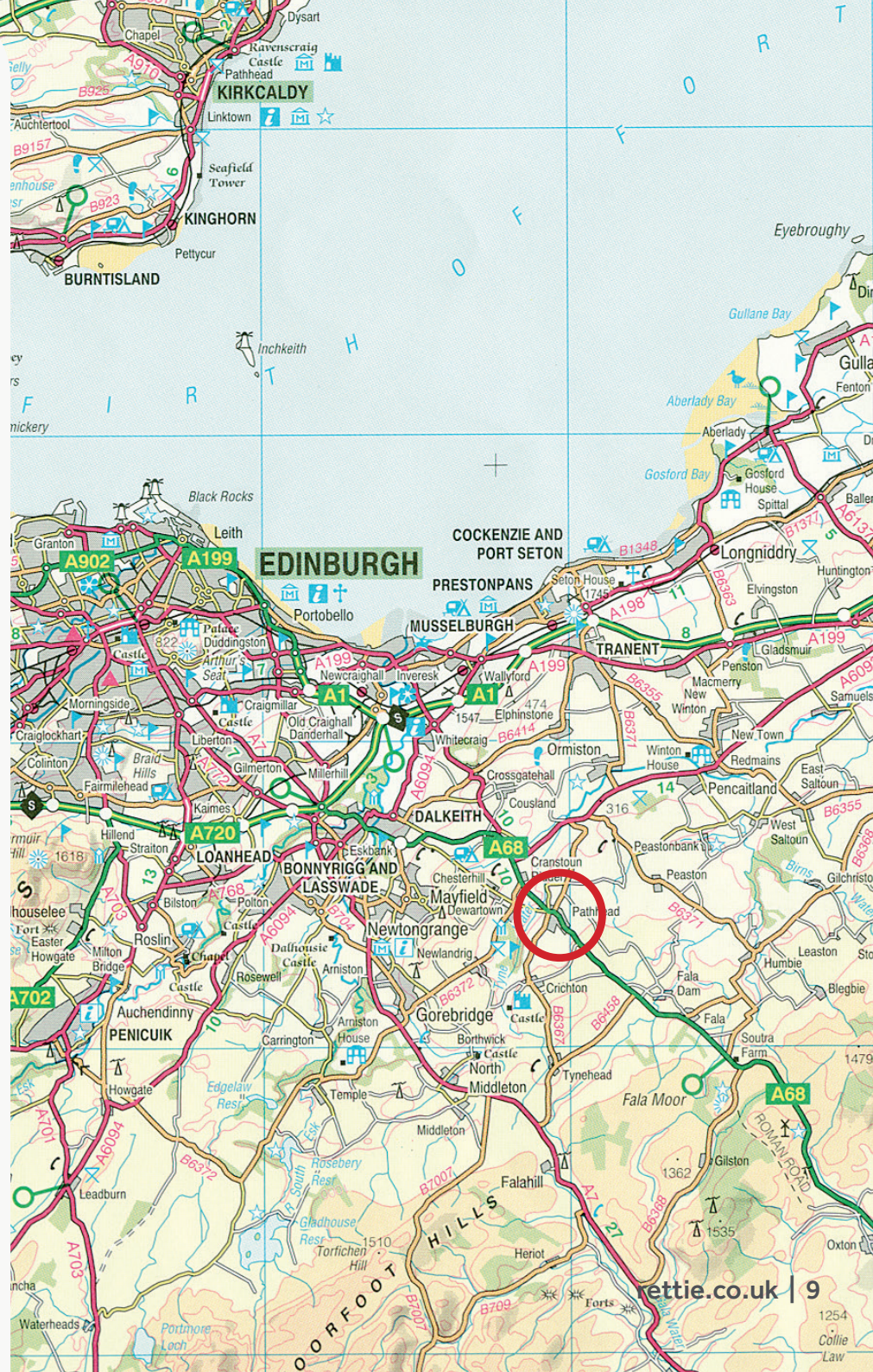
Important Notice

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 misstatement 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 especial 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.



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.

RETTIE

☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

