



9 FALA DAM

Pathhead, Midlothian, EH37 5SU.



Three electrical outlets are visible on the left wall.

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A delightful 3–4-bedroom terraced house with private front and rear gardens, situated in the idyllic village of Fala Dam, offering the unique opportunity to modernise, whilst being within easy commuting distance of Edinburgh.

Pathhead 3 miles, Edinburgh 15 miles, Edinburgh Airport 22 miles (All distances are approximate).

Proposed Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room/Bedroom 4, Kitchen and Cloakroom.

Second Floor: Landing, Principal Bedroom, Two Further Double Bedrooms and a Shower Room.

Garden: Private front and rear gardens, the front garden is predominantly laid to lawn, with the rear garden offering a patio area, perfect for alfresco dining.

About: 0.057 Acres



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Situation:

The picturesque and historic hamlet of Fala Dam sits in the Midlothian countryside 3 miles from Pathhead and 15 miles from Edinburgh. Fala Dam is a conservation area with only a small number of individual houses of character making up the community in a very attractive, very peaceful countryside setting. The village of Pathhead is nearby with a post office/general store, bakery, pub, and doctor's surgery. Humbie is also only 3 miles away, offering a vibrant community and the excellent Humbie Hub. The well-attended Juniperlea Inn is a 1.6 miles away, situated off the A68 just beyond Fala Village. The thriving town of Lauder is only 15 minutes to the south offering a very high-quality butcher, greengrocer, independent delicatessen, gallery/coffee house and a great choice of pubs and restaurants.

There is excellent schooling locally with well-regarded nurseries at Cranstoun and Vogrie for early years education. Fala Dam is in the catchment areas for Tynewater Primary in Pathhead which was voted the best primary school in Midlothian in 2023 by The Times, and secondary school at Dalkeith High School which is just 8 miles North. In addition, nearby independent schools include the Compass School in Haddington and Loretto in Musselburgh. While in a delightful rural setting, 9 Fala Dam is ideal for buyers who require access to Edinburgh. Via the Dalkeith bypass, the Edinburgh city bypass is only 12 minutes distant and the rail park and ride from Newcraighall, that provides a quick train service to Waverley station, is less than 15 minutes from Fala Dam. The beautiful surrounding countryside offers endless opportunities for walking, cycling and country sports.

Description:

9 Fala Dam is a charming terraced property, with a beautiful stone façade beneath a slate roof, offering comfortable accommodation over its two floors. The property is approached from the main road, that arrives to a private driveway offering parking in front of the house.

The front door opens to a welcoming entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size and benefits from a dual aspect over looking the front and rear garden, and features an open fireplace set in a cast iron hearth sitting under a wooden mantle. From the sitting room sliding doors open to the rear garden and patio. Across the hall is the dining room/bedroom 4 again offering a dual aspect.

The kitchen is bathed in natural light and features a range of wall and base mounted units with a basin and appliances which include an oven with induction hobs above, freestanding fridge/freezer and is plumbed for a washing machine and tumble dryer. Completing the accommodation on the ground floor is a cloakroom with wash hand basin. From the hall a door opens to the rear garden.

Returning to the entrance hall stairs ascend to the first floor landing giving access to the principal bedroom, two further double bedrooms and a shower room. The principal bedroom is bathed in natural light and benefits from a dual aspect and built in cupboards. The two remaining double bedrooms have built in cupboards and are serviced by the shower room, which has a walk in shower cubicle, wc and wash hand basin.



Garden:

The front garden is predominantly laid to lawn with a herbaceous border which is home to a plethora of mature plants, shrubs and specimen trees. To the rear of the property is a paved patio area perfect for alfresco dining.

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 5SU.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains water, shared septic tank and oil fired central heating.

Local Authority

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

Council Tax

Band F.

EPC Rating

Band E.

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.

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 – Rettie TownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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

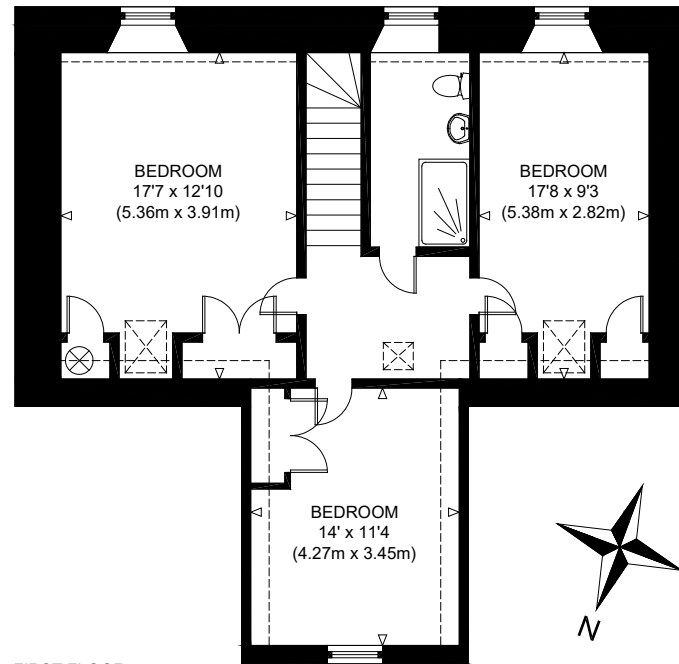
Rettie & Co, their clients and any joint agents give notice that:

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.

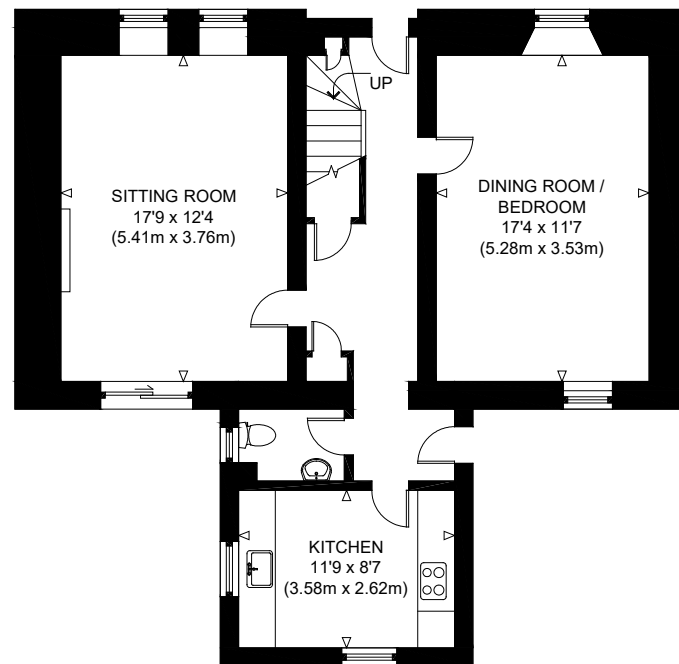
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 732 SQ FT / 68.1 SQ M

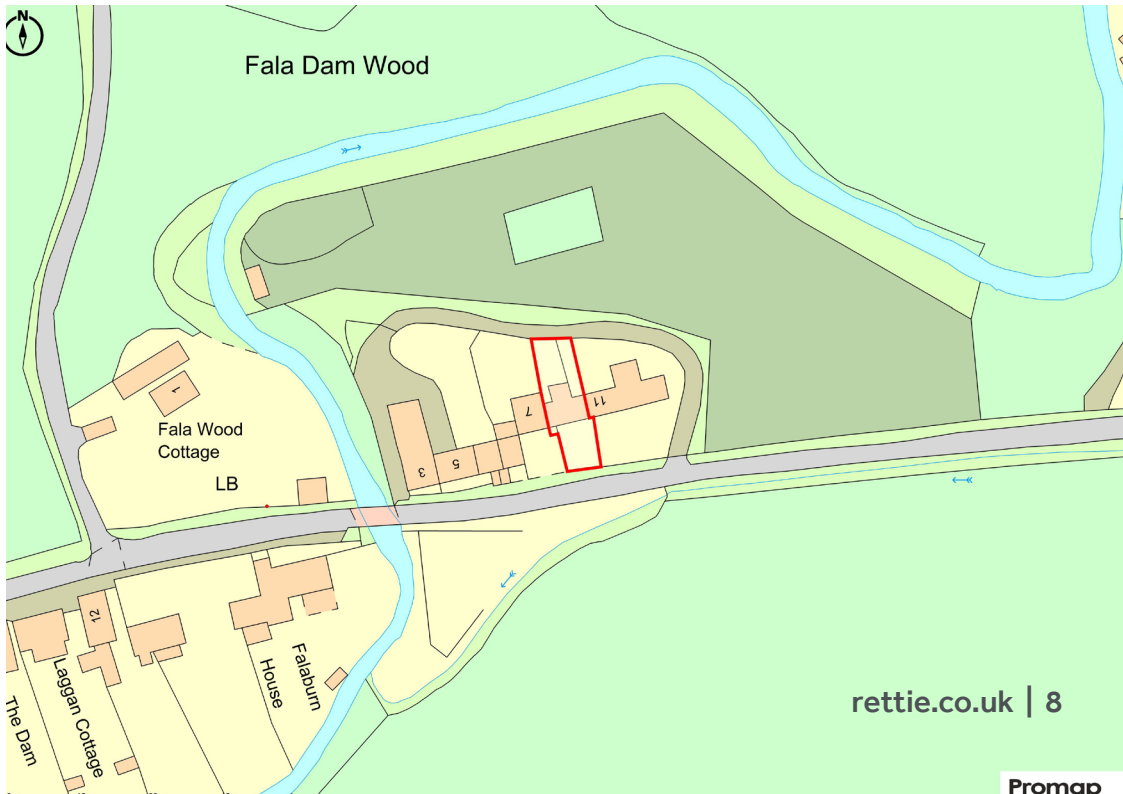



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 744 SQ FT / 69.2 SQ M

FALA DAM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1476 SQ FT / 137.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
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.

RETTIE

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