



23 FALA VILLAGE

Pathhead, Midlothian, EH37 5SY.



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A charming 3-4 bedroom detached house, with private front and rear gardens, a single garage, situated within the idyllic Fala Village and within easy commuting distance of Edinburgh.

Pathhead 4 miles, Edinburgh 16 miles, Edinburgh Airport 23 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Family/Dining Room, Kitchen, Office/Bedroom 4, Boot/Utility Room with WC.

First Floor: Landing, Principal Bedroom, Two Further Double Bedrooms and a Family Bathroom.

Garden: Private front and rear gardens, both predominantly laid to lawn, with colourful herbaceous borders and interspersed with specimen trees.

Garage: Single Car Garage.

About: 0.14 Acres



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Situation:

Fala Village is a charming conservation hamlet, set in unspoilt Midlothian countryside, which lies to the east of the A68, about four miles from Pathhead which provides local shopping, a post office/general store/newsagent, doctors surgery and a primary school. The larger centres of Dalkeith and Haddington provide more extensive shopping and commercial facilities. There are regular bus services from Fala Village to Edinburgh which offers the wealth of cultural, leisure and retail facilities expected of a capital city. The Retail Parks at Fort Kinnaird and Hermiston Gait are within easy reach. The area abounds with sporting facilities including shooting and fishing, a number of fine golf courses, walking in the Lammermuirs and cycling amidst the glorious Lothian and Border countryside with its charming villages and wealth of history.

General Description:

23 Fala Village is a charming, detached house, with a white render façade beneath a slate roof, benefitting from double glazing throughout, sitting centrally within its plot, with a private front and rear garden. The house is approached via a main road that arrives to wooden vehicular access gates that open to a private gravelled driveway to the side of the house and front garden.

The front door opens to an entrance vestibule, with a glazed door opening to the entrance hall, giving access to the principal rooms on the ground floor. The sitting room is bathed in natural light and overlooks the front garden, featuring alcove shelving and a log burning stove that sits under a wooden mantel. A door opens to a study/single bedroom 4, which has extensive built-in cupboards.



Across the hall sits a generously sized dining/family room which again, overlooks the front garden, with alcove shelving, space for a dining table and chairs, with a sliding door that opens to the kitchen. The kitchen has a range of base and wall mounted units with a basin that overlooks the rear garden. Appliances include: a Hotpoint oven with four ring electric hob above, Zanussi dishwasher and space for a freestanding fridge/freezer. From the kitchen a door opens to a boot room/utility room, with separate WC and a back door that opens to the rear garden. From the boot room a door opens back to the entrance hall.

Returning to the entrance hall, stairs ascend to the first floor and landing, giving access to the principal bedroom, two further double bedrooms and a family bathroom. The principal bedroom is bathed in natural light from the dormer window, which overlooks the front garden. Across the landing is a further generously sized double bedroom with dormer window. The remaining double bedroom has the most spectacular view over the rear garden and beyond over pastoral farmland and features a built-in cupboard, which houses the hot water cylinder. Completing the accommodation on the first floor is a family bathroom, with bath with overhead shower, with tiled splashback, WC and wash hand basin, with a Velux window and heated towel rail. There is a walk-in cupboard off the landing. From the landing there is access to a partially floored loft.

The front garden is south facing, which is predominantly laid to lawn, with a herbaceous border, which is well stocked with a mixture of mature plants, shrubs and specimen trees. The rear garden is accessed via the side of the property and features a paved patio area, with a large area of lawn and a colourful herbaceous border, which is well stocked to provide colour throughout the year. In the corner of the garden there is a large Cherry tree and in the opposite corner is a vegetable patch, with garden shed.

Garage:

The single car garage is home to a biomass boiler.



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 5SY.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

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

Services

Mains Electricity and Drainage, with Biomass fired Central Heating.

Local Authority

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

Council Tax

Band E.

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 – RettieTownandCountry](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:

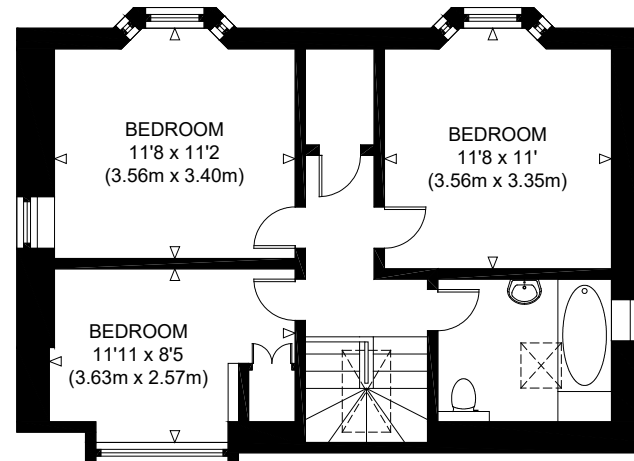
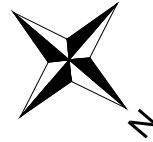
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.

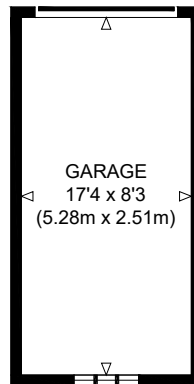
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



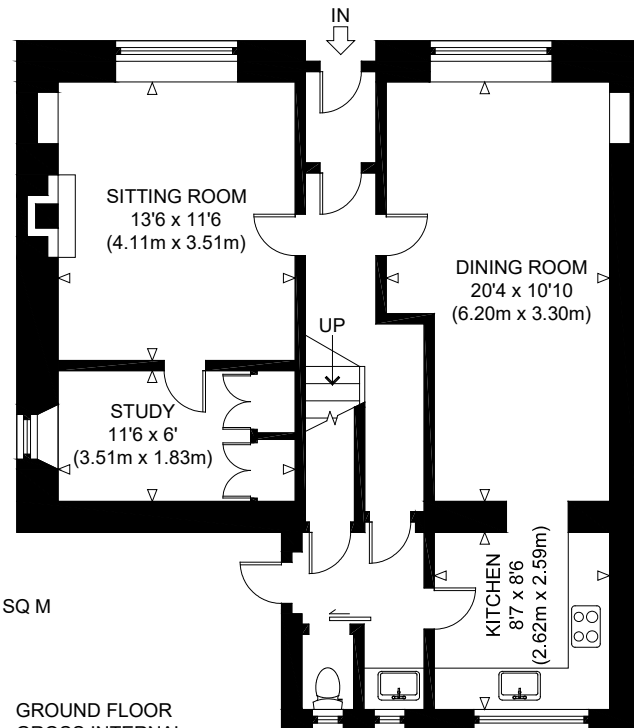
FALA VILLAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1221 SQ FT / 113.6 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 143 SQ FT / 13.3 SQ M
 TOTAL COMBINED FLOOR AREA 1364 SQ FT / 126.9 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 514 SQ FT / 47.8 SQ M



GARAGE
 17'4 x 8'3
 (5.28m x 2.51m)



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 707 SQ FT / 65.7 SQ M

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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