



185 MAIN STREET
Pathhead, Midlothian, EH37 5SQ





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A beautiful 4-bedroom family home, with generous rear garden which has beautiful far-reaching views over surrounding farmland and countryside, the property is situated within close proximity of Pathhead's amenities and commuting distance of Edinburgh.

Edinburgh 12.6 miles, Edinburgh Airport 19.7 miles (All distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Living Room, Principal Bedroom, Three further Double Bedrooms, Bathroom and separate Shower Room and a Hall Cupboard.

Loft: Access to a large loft space, which is partially floored and accessed via Ramsay ladder from the entrance hall.

Gardens: Private front and rear gardens, predominantly laid to lawn with herbaceous borders. The rear garden has two patio areas perfect for alfresco dining with far reaching views over farmland and surrounding countryside.

About: 0.18 Acres



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Situation

The property is situated within the desirable conservation village of Pathhead, offering a tranquil rural setting complemented by a strong sense of community. The village benefits from a range of local amenities, including a general store, doctor's surgery, pharmacy, post office, and well-regarded primary school, as well as local eateries including The Forrester's Bar and Restaurant and The Stairs Arms Hotel.

Pathhead is surrounded by rolling countryside, providing an abundance of opportunities for outdoor pursuits. Nearby attractions such as Vogrie Country Park and Crichton Castle further enhance the area's appeal, offering scenic walking trails and rich local heritage.

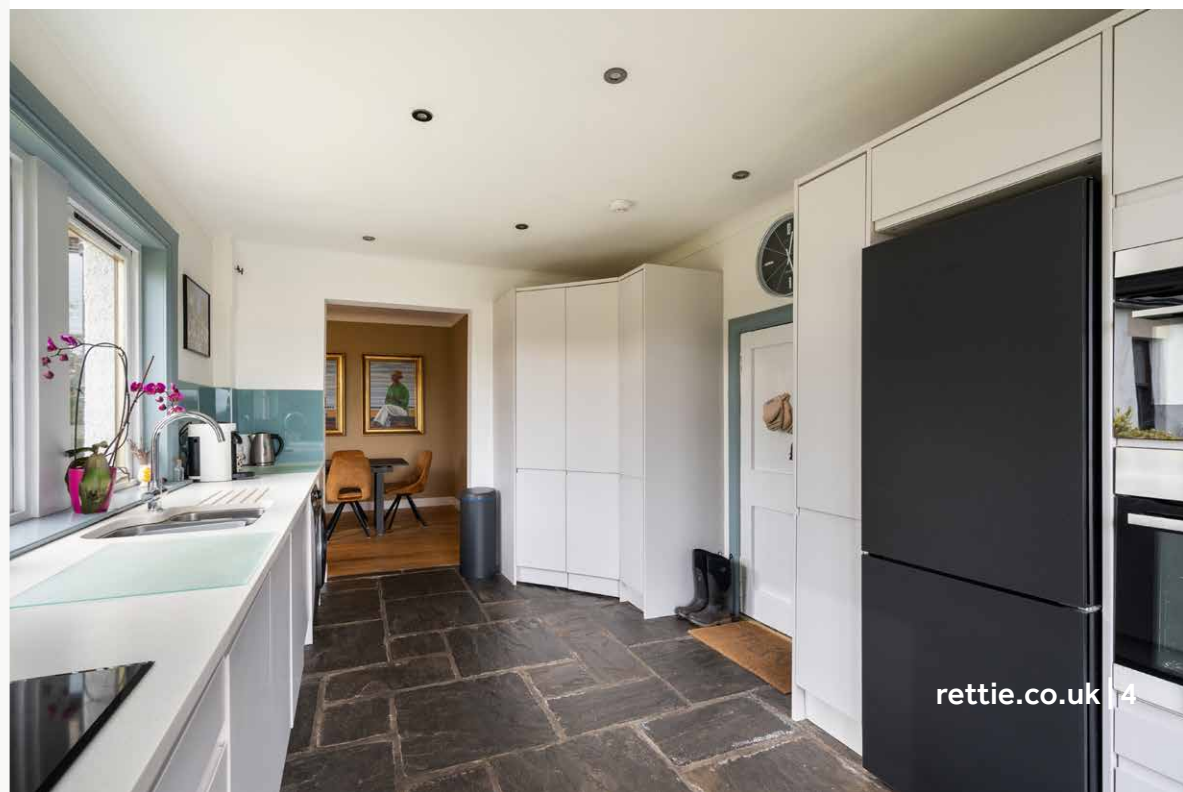
Set in peaceful surroundings, Pathhead enjoys excellent connectivity to Edinburgh and the surrounding areas as well as the Scottish Borders. The A68 provides direct access to the capital, with Edinburgh city centre reachable in approximately 30 minutes by car. In addition, regular bus services operate between the village and Edinburgh, ensuring convenient access for commuters and residents alike. Gorebridge Train Station with a direct link to Edinburgh Waverley and Tweedbank is only 9 minutes from the village.

This location offers an ideal balance of rural charm and accessibility, making it a highly attractive setting for both families and professionals.

General Description

185 Main Street is a charming, detached property featuring a render façade, sitting beneath a slate roof and benefits from double glazing throughout, offering comfortable accommodation over the ground floor with the potential to extend into the loft (subject to obtaining the necessary planning consents).

The house sits back from the main road, sheltered by its front garden, with a high hedge offering privacy to the front of the property. A paved path leads its way to the front door, which opens to the entrance vestibule and entrance hall giving access to the principal rooms.



The formal sitting room is a generous size and features a high coved ceiling, open alcove shelving unit and a large open fireplace with cast iron slip sitting beneath a wooden mantel. A generous hallway gives access to the rear of the property which opens to a spacious open plan kitchen/dining/living room. The living area has an open alcove shelving unit, with decorative fireplace opening to the dining area which has space for a dining table and chairs and features a log burner set within a beautiful, oversized stone mantel. An archway opens to the kitchen, which has a flagstone floor and offers wall and base mounted units, with a basin overlooking the rear garden. Modern appliances include an AEG oven and grill, dishwasher, washing machine and an induction hob with extractor fan above. From the kitchen double doors open to the patio and rear garden.

Returning to the entrance hall gives access to the principal bedroom, three further double bedrooms a family bathroom and separate shower room. The principal bedroom has two windows which overlook the side garden and features an open fireplace and an Edinburgh press cupboard. Adjacent to the principal bedroom is as further generous double bedroom with dual aspect, featuring an open fireplace with cast iron mantel and a cupboard providing hanging space. Across the hall there is a shower room, with tiled floor, partially tiled wall, WC, wash hand basin and a walk-in shower cubicle. The two remaining double bedrooms are situated in the middle and to the front of the property one of which has open alcove shelving with decorative fireplace, the other double bedroom overlooks the front garden, with an Edinburgh press cupboard. The front bedroom has built in wardrobes. Completing the accommodation on the ground floor is a generous bathroom with bath, WC and wash hand basin and a cupboard housing the gas boiler. From the entrance hall access can be made via Ramsay ladder to a substantial partially floored loft.

Gardens

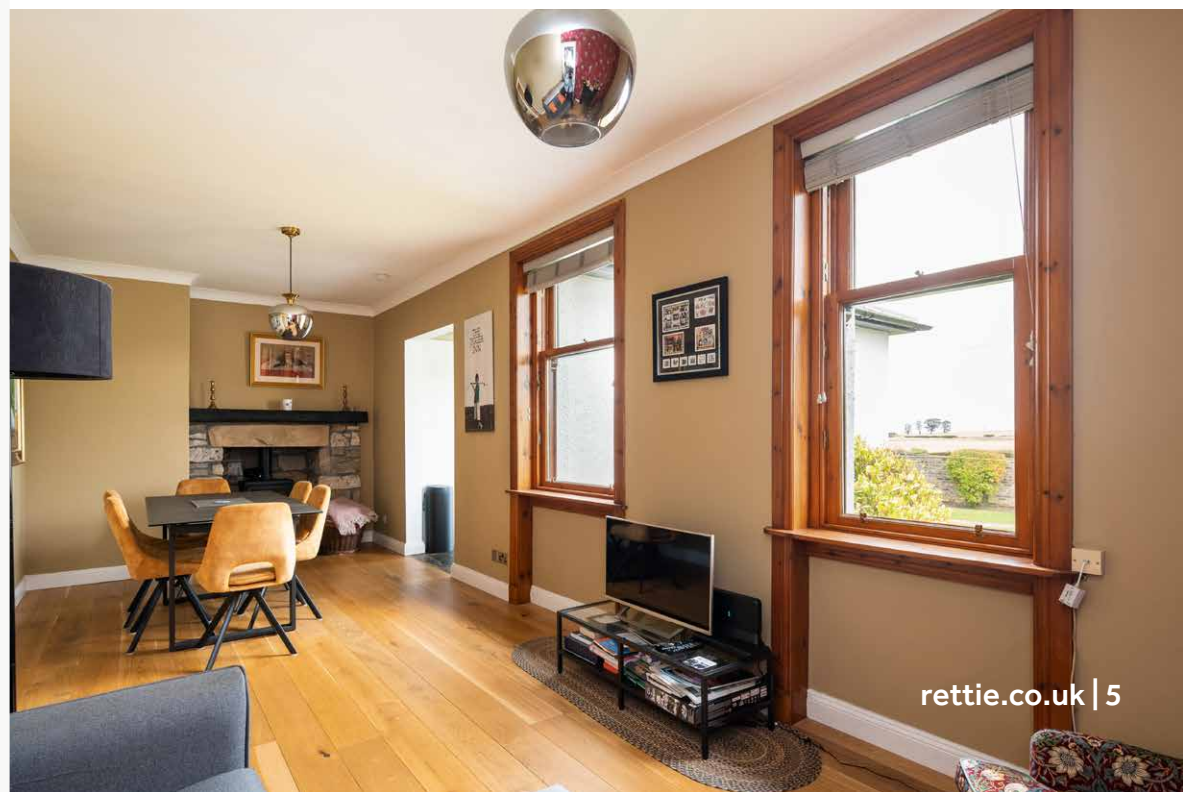
The front garden is predominantly laid to lawn, with a high hedge and features three specimen trees. To the side of the property a gravelled area provides ample parking for three cars with a pedestrian gate opening to the rear garden.

The rear garden has two paved patio areas perfect for al fresco dining, with space for a dining table and chairs. Steps drop down into a lawned area, with breathtaking views over the surrounding farmland and far reaching countryside. The garden benefits from a herbaceous border, with flower beds situated at the rear of the property which are well stocked with mature plants and shrubs and at the far side of the garden there is a garden shed.

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 5SQ.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains gas, water, electricity and drainage.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

Council Tax

Band F.

EPC Rating

Band TBC.

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.

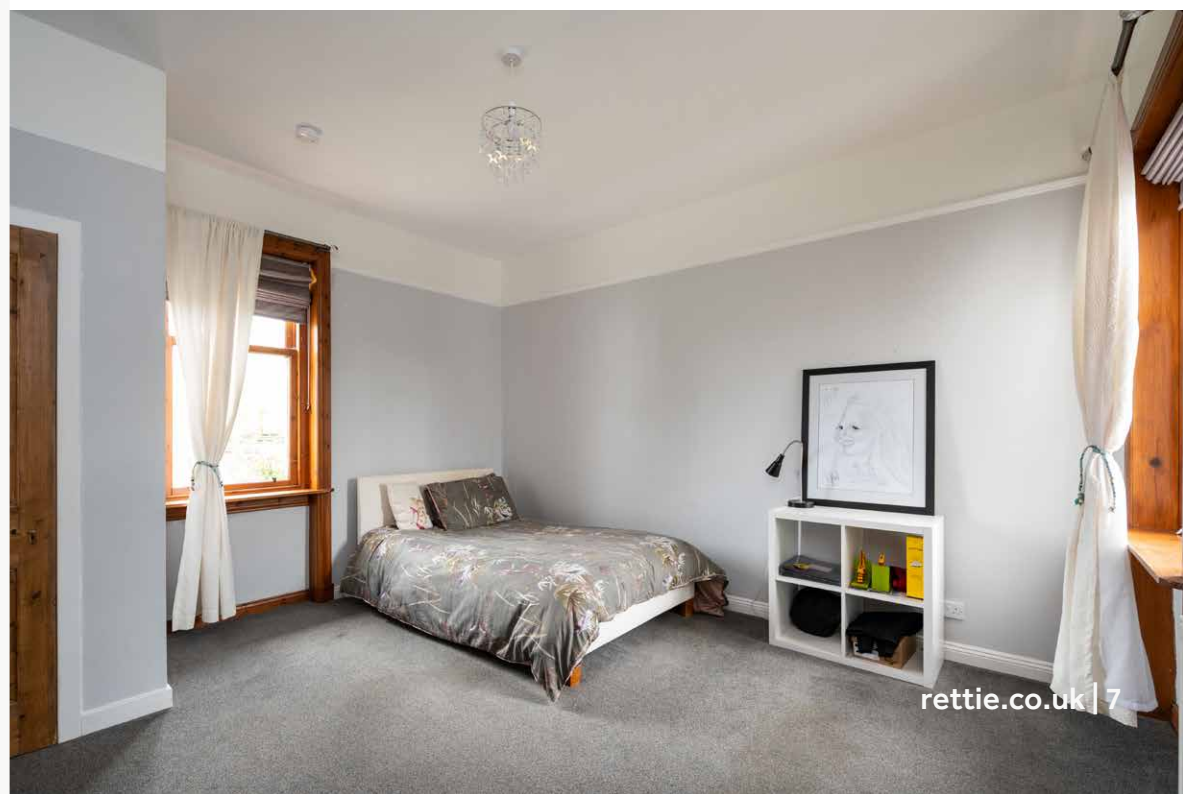
Proof and Source of Funds/Anti Money Laundering

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.

Misrepresentations

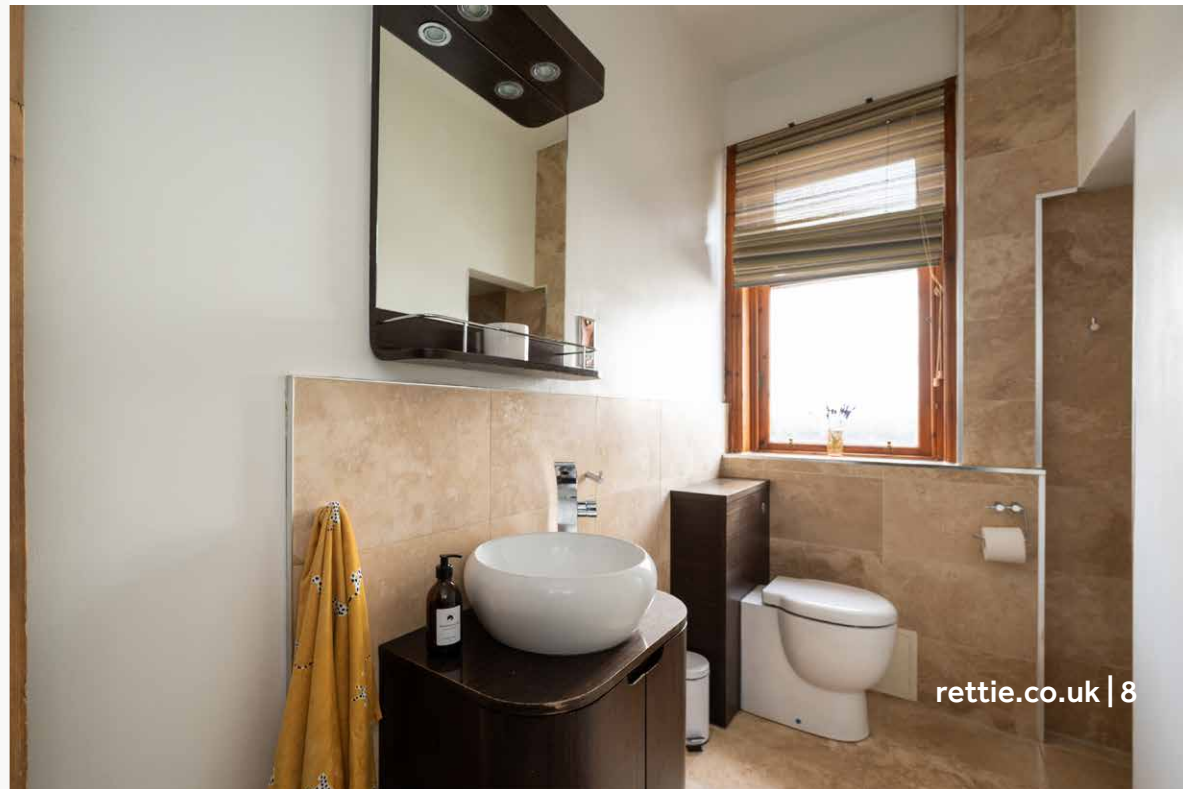
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The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

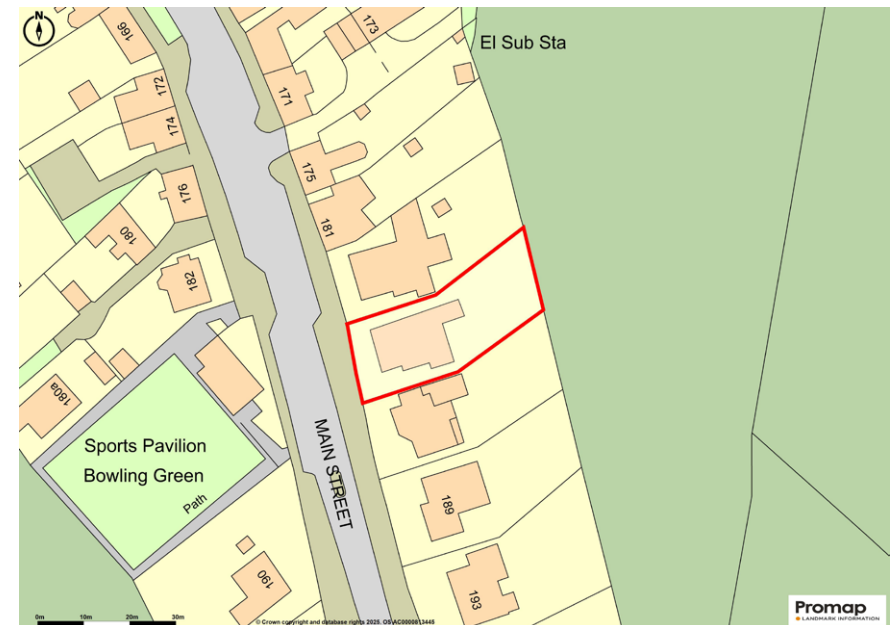
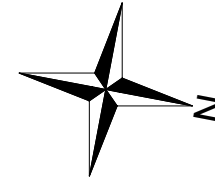
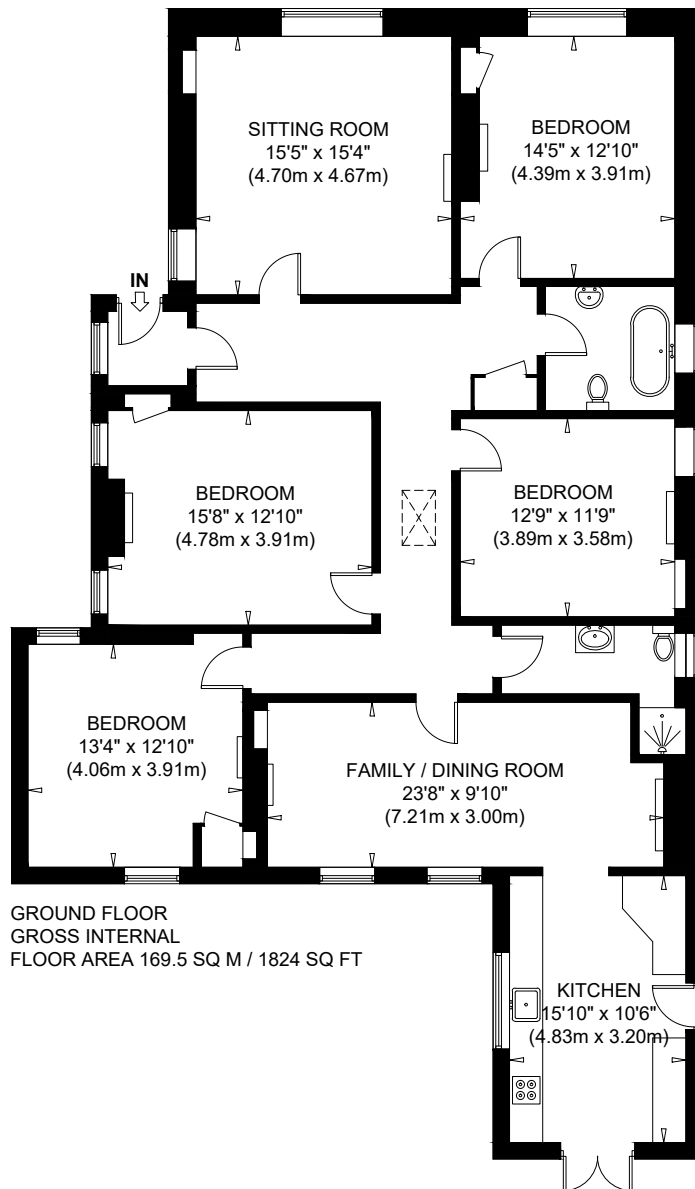


Important Notice

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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.





MAIN STREET

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 169.5 SQ M / 1824 SQ FT

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

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RETTIE



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