



2 FALA VILLAGE

Pathhead, Midlothian, EH37 5SY.



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A charming cottage, with generous principal rooms and a colourful private rear garden, situated within Fala Village and within commuting distance of Edinburgh.

Pathhead 3.9 miles, Edinburgh 15.9 miles, Edinburgh Airport 23 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Study, Kitchen, Principal Bedroom, Shower Room and Utility/Store Room.

First Floor: Double Bedroom and a Shower Room.

Exterior: Private rear garden, with colourful herbaceous borders and a patio area.



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Situation:

Nestled in the charming rural landscape of Midlothian, Fala Village is an attractive and peaceful hamlet just off the A68, approximately 15 miles south of Edinburgh. The village benefits from a strong sense of community, with amenities including a village hall and a children's play park. For everyday essentials, friendly shops, a post office, cafés and a pub can be found nearby in Pathhead and Humble, while larger supermarkets and leisure facilities are easily accessible in Dalkeith and at Fort Kinnaird Retail Park. Families are well served by excellent schooling options: children in Fala Village are typically within the catchment areas for Tynewater Primary School in Pathhead and Dalkeith High School for secondary education, making the location particularly appealing to families. Excellent transport links include a regular bus service to Edinburgh and easy access to the Edinburgh City Bypass, ensuring both country living and city commuting are effortlessly combined.

General Description:

The house sits off the main road, featuring a render façade sitting beneath a slate roof and benefits from partial double glazing, with partial block paved parking to one side. The front door opens to the entrance hall, giving access to the principal rooms on the ground floor. The sitting room has a dual aspect and features a wall to ceiling bookshelf with cupboards below and a log burning stove sitting beneath a decoratively carved wooden mantel. From the entrance hall a door opens to a dining/family room, with a study alcove, which has a dual aspect overlooking the front and rear. There is an open fireplace with a tiled surround sitting beneath a decoratively carved wooden mantel. A door opens to the kitchen, which has a range of wall and base mounted units, with Belfast sink and modern appliances including an oven with grill above, four ring induction hob, dishwasher, and space for a freestanding fridge/freezer. A back door opens to the rear garden.

Returning to the entrance hall, the principal bedroom is a generous size with a dual aspect, built-in wardrobes and shelving. Across the hall is a shower room, with walk-in shower cubicle, WC and wash hand basin. Completing the accommodation on the ground floor is an understairs storage cupboard and a back door opening to an external utility room/store, which has shelving and a hardstanding with a door out to the side of the property, and an additional door opening out to the rear garden. Stairs ascend to the first floor and landing, giving access to a double bedroom with Velux window, and a generous shower room, with walk-in shower cubicle, WC and basin with storage cupboards below.

Garden:

From the kitchen a door opens to the garden, which is a beautiful herbaceous garden, with gravel path winding its way through raised flower beds, which provide an array of colour throughout the year. The garden is bounded by a partial stone and hedge border, with the garden featuring a pergola and a paved patio area, perfect for al fresco dining, with space for outdoor seating, with a garden shed tucked in to the corner, with beautiful peonies, and array of mature plants and shrubs. The paved path continues to the rear of the house, where there is an oil tank, with steps leading down to an additional garden store which is also home to the oil boiler. A wooden pedestrian gate leads out to the front of the house and parking area. To the side of the house there is a private driveway where there is space to park one car and is currently utilised as the external bin store.





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 in the price.

Entry & Possession

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

Services

Mains water, electricity and drainage with oil fired central heating.

Local Authority

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

Council Tax

Band E.

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](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettieandco).

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

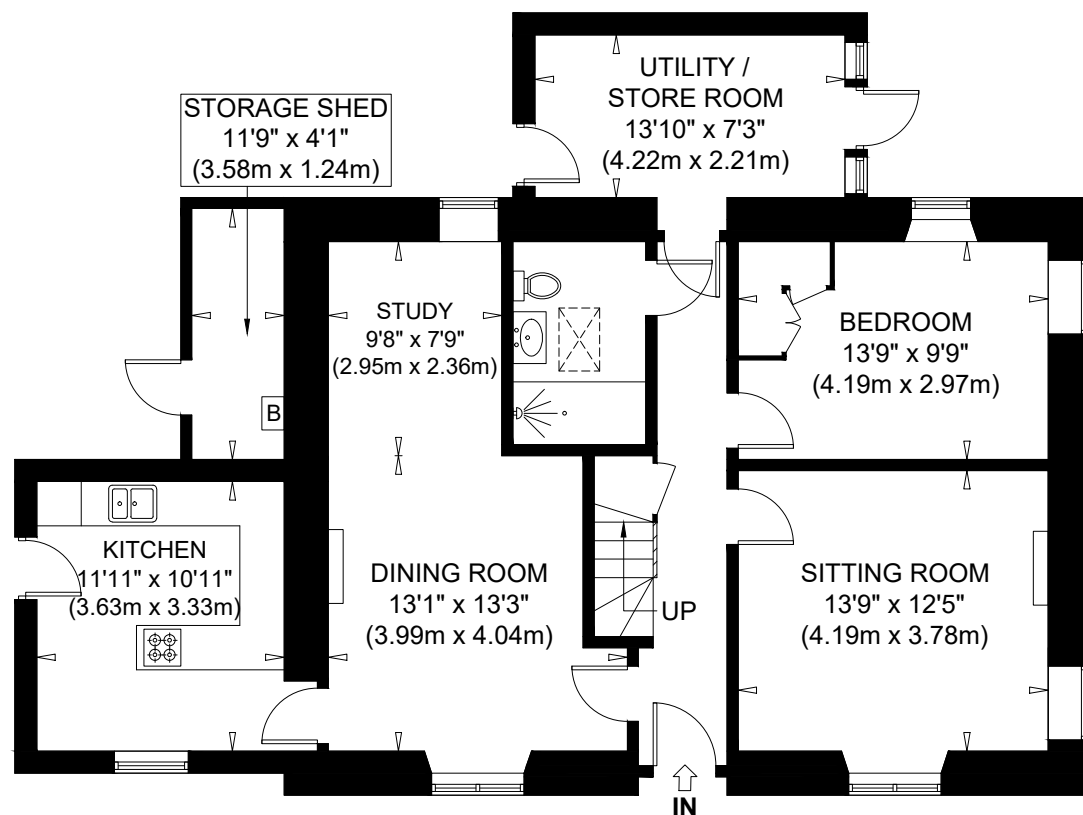
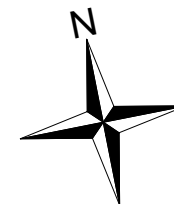
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The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

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

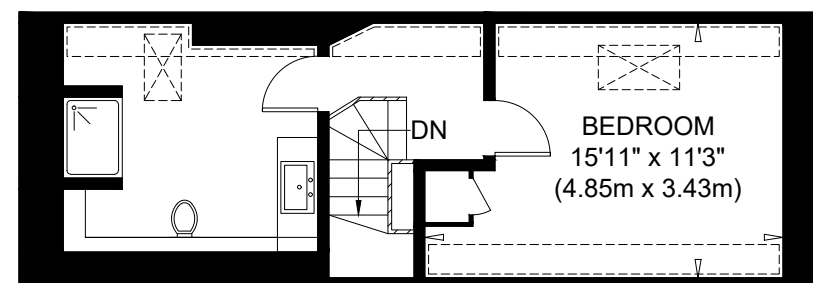
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 101.1 SQ M / 1088 SQ FT

= Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 32.4 SQ M / 349 SQ FT

FALA VILLAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 133.5 SQ M / 1437 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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