



 **RETTIE**

211 MAIN STREET
Pathhead, Midlothian, EH37 5SQ

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A charming mid-terraced 3-bedroom house, with generous reception rooms, a large private garden and off-street parking, within close proximity of Pathhead's amenities and easy commuting distance of Edinburgh.

Dalkeith 5.6 miles, Edinburgh 12.6 miles, Edinburgh Airport 19.7 miles,
(All distances are approximate).

Accommodation:

Ground Floor: Entrance Vestibule/Boot Room, Sitting Room, Dining Room, Kitchen, Cloakroom and two cupboards.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Two Double Bedrooms and a Bathroom.

Garden: An enclosed private garden, with garden shed and a paved patio area perfect for enjoying the uninterrupted views over rolling Midlothian countryside.

Parking: Off Street Parking.



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Situation:

Pathhead is a charming village in Midlothian, offering an attractive blend of rural tranquillity and convenient access to Edinburgh. Surrounded by scenic countryside, it is particularly appealing to those seeking a peaceful, slower-paced lifestyle while remaining well connected to the city. Despite its modest size, the village provides a selection of everyday amenities, including a local shop, post office, pub, bakery, community facilities, as well as a doctor's surgery and pharmacy. More extensive retail and leisure options are available a short drive away in nearby towns such as Dalkeith.

The area is well served by transport links, making it a practical choice for commuters. Pathhead is also well suited to families, with primary education available within the village at Tynewater Primary School, and secondary schooling provided by nearby Dalkeith High School. Overall, Pathhead offers a strong sense of community, access to open green spaces, and the essential amenities needed for comfortable and balanced village living.

General Description:

211 Main Street Pathhead forms part of an exclusive modern steading development accessed from the main road, arriving to communal parking at the front of the steading, with a vennel granting access to a paved pathway that leads to the front door of the property.

The property features a render façade, sitting beneath a tiled roof and benefits from double glazing throughout, with a lovely outlook over its private garden and beyond over rolling Midlothian countryside. The property is approached via a paved path arriving to the front door which opens into a welcoming entrance vestibule/boot room, providing access to the principal ground floor accommodation, with a convenient cloakroom located off.

The sitting room is generously proportioned and forms a particularly inviting space, centred around a log-burning stove, with double doors allowing for excellent natural light and open directly onto a paved patio area, creating a seamless connection between indoor and outdoor living. A large storage cupboard further enhances functionality.

The kitchen, accessed from the entrance hall, is well appointed with a range of wall and base-mounted units, with a sink positioned to overlook the garden. Integrated appliances include an oven with microwave above, fridge/freezer, and a five-ring induction hob with extractor hood, along with space for a washing machine. Adjacent is a spacious dining room, ideal for both everyday family life and entertaining. Completing the ground floor is a useful cupboard housing shelving and the electric heating system, in addition to an understairs storage cupboard.



Stairs ascend to the first-floor landing giving access to the principal bedroom, two further doubled bedrooms and a family bathroom. The principal bedroom enjoys stunning open views across surrounding farmland and benefits from an en suite shower room, fitted with a walk-in shower, WC, and wash hand basin. An adjacent double bedroom, currently utilised as a study, shares the same attractive outlook. Opposite is the family bathroom, comprising a bath with electric shower over, WC, and wash hand basin. At the end of the landing lies a further generous double bedroom, enjoying a dual aspect with views over farmland to the rear, and featuring a walk-in cupboard with hanging space and shelving. A fully floored loft, accessed from the landing, provides excellent additional storage.

Garden:

Externally, the garden is fully enclosed by a timber fence, offering a safe and secure environment for children or pets. It is predominantly laid to lawn and interspersed with mature shrubs. A timber-framed shed/workshop provides practical storage for garden tools. To the rear, a paved patio offers an ideal setting for outdoor dining and relaxation, enjoying an open outlook across the surrounding Midlothian countryside.

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 will be included. All white goods will remain.

Entry & Possession

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

Services

Electric Heating, Mains Water, Drainage and Electricity.

Local Authority

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

Council Tax

Band F

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.

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.

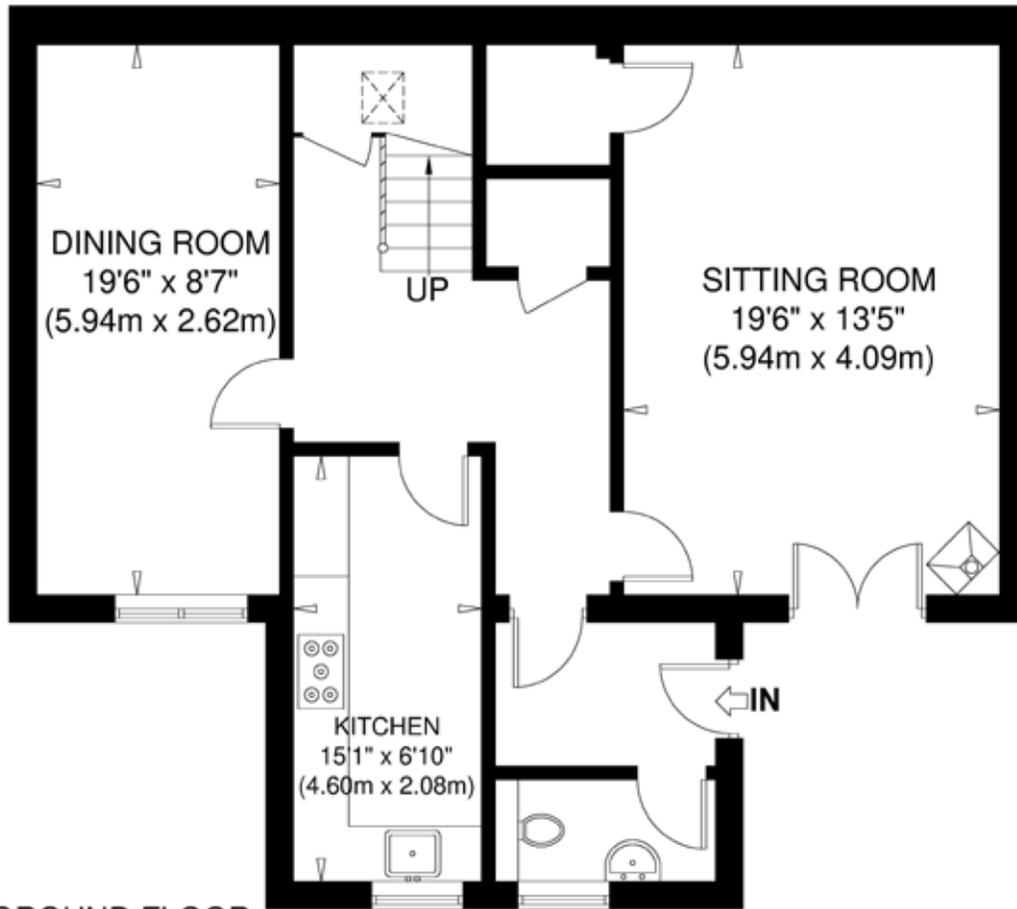
Important Notice

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

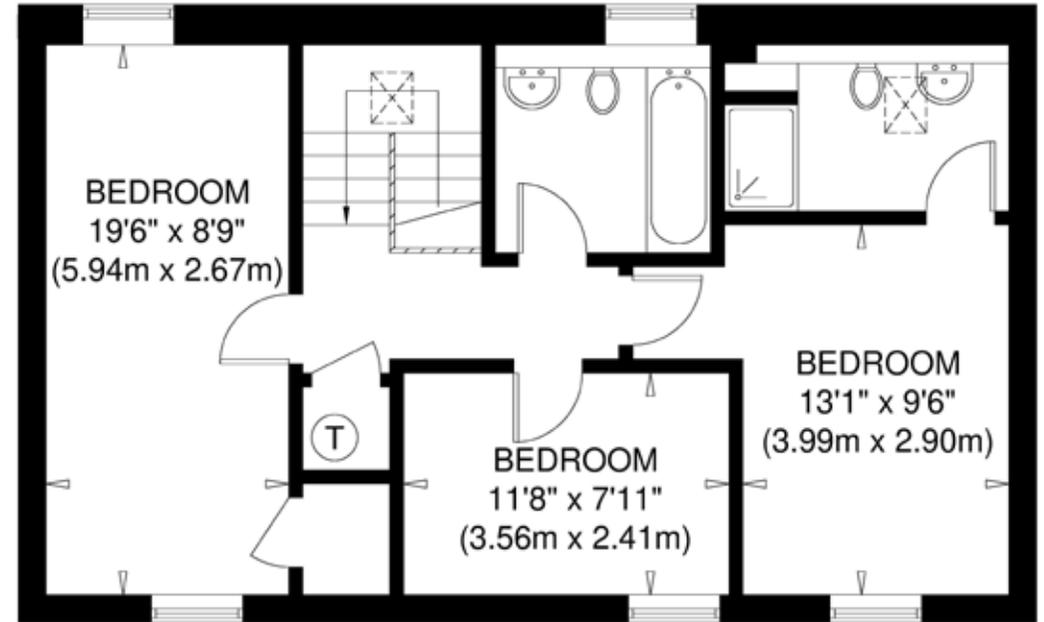
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 76.7 SQ M / 825 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 62.5 SQ M / 673 SQ FT



MAIN STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 139.2 SQ M / 1498 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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