



SARNIA

25 Fala Village, Pathhead, Midlothian, EH37 5SY.



SARNIA

25 Fala Village, Pathhead, Midlothian, EH37 5SY.

A beautifully positioned three-bedroom detached home on the edge of Fala Village, set within 0.73 acres of beautifully presented, wraparound gardens that create a wonderful sense of space and privacy, enjoying stunning countryside views and within easy commuting distance of Edinburgh.

Pathhead 3.9 miles, Edinburgh 16 miles, Edinburgh Airport 39 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen, Living Room/Bedroom 3, Principal Bedroom, Double Bedroom, Family Bathroom, Utility and Separate Cloakroom.

Outbuildings: An attractive brick built outbuilding consisting of three internal storerooms, with an adjoining large store/workshop and greenhouse.

Garden: The gardens wrap around the house and consist of a front and rear garden, with kitchen garden and woodland with views overlooking rolling Midlothian countryside.

About: 0.73 Acres



SARNIA

25 Fala Village, Pathhead, Midlothian, EH37 5SY.



2/3



2/3



1

Situation:

Fala is a charming rural village in the heart of Midlothian, offering a peaceful countryside setting while remaining within easy reach of larger towns and cities. Surrounded by rolling farmland and open views towards the Lammermuir Hills, the village provides an idyllic lifestyle for families and commuters alike. Local amenities include a well-regarded village hall hosting regular community events, nearby country walks, and convenient access to everyday shopping and services in neighbouring Dalkeith and Haddington. Schooling is well catered for, with primary education available locally and secondary schooling at the popular Dalkeith High School, while a range of independent options can be found across the wider Edinburgh area. Excellent road links via the A68 provide straightforward commuting to Edinburgh and the Borders. East Lothian's coastline is also within easy reach making Fala an appealing balance of rural tranquillity and accessibility.

General Description:

Sarnia is approached via a private driveway leading to a private parking area, offering ample space for multiple vehicles. The detached house sits back from the road, beautifully framed by its mature front garden, with a whitewashed render façade beneath a traditional tiled roof.

A paved path leads to the front door, adorned with exquisite stained-glass detailing above and opens to a welcoming entrance vestibule. Beyond, a glazed door opens to the entrance hall, providing access to the principal rooms.



The sitting room is a generous size, featuring a striking bay window with stained glass accents and views over the front garden, with an open fireplace with a decorative cast-iron mantel forms the room's focal point, complemented by a classic Edinburgh press cupboard. Opposite, a versatile living room or bedroom mirrors the elegance of the sitting room, with a decorative open fireplace with art nouveau surround, wooden mantel, and charming stained-glass windows overlooking the front garden.

At the rear of the house, the kitchen offers a range of wall and base units with a sink offering views over the rear garden and rolling Midlothian countryside beyond. Equipped with an oven, grill, four-ring induction hob with extractor, AEG fridge/freezer, it also features a large pantry and direct access to the driveway and rear garden. The kitchen opens to a light-filled dining room, with double doors to the patio and garden, a log-burning stove, and a door to the utility room. The utility houses a Zanussi washing machine, oil boiler, storage cupboards, and access to a separate cloakroom with WC and wash hand basin.

Returning to the entrance hall, the principal bedroom is generously proportioned, with a decorative open fireplace and large wardrobe. A second double bedroom, currently used as a study, sits adjacent. Completing the accommodation is a family bathroom featuring a bath with overhead shower, WC, wash hand basin, and a separate linen cupboard. From the entrance hall, a Ramsay ladder provides access to a fully floored loft with electricity, offering potential for further storage or conversion.



Garden:

The gardens at Sarnia are exceptional, wrapping around the property on all sides and offering breathtaking views over rolling Midlothian countryside at the rear of the property. The front garden is laid to lawn, bordered by high hedges for privacy, with colourful flower beds, mature shrubs, specimen trees, and a gravelled frontage leading to the front door.

To the rear, the gardens are divided into thoughtfully designed quadrants. Closest to the house, a formal herbaceous garden with a central pond is surrounded by terraced flower beds and mature plants. Beyond lies a fenced kitchen garden, which could be reinstated, alongside brick-built outbuildings including a garden store, coal shed, greenhouse, and additional garage store. A fully enclosed lawned garden beyond offers complete privacy, bordered by high hedges, specimen trees, and shrubs making it the perfect spot to enjoy a quiet moment and rich birdlife.

A wooden pedestrian gate opens to a wooded section beyond, which is home to a composting area and beautiful spring displays of crocuses, snowdrops, and daffodils. At the far end, the garden opens to breathtaking views over rolling Midlothian countryside, with a former chicken run that could be reinstated. On clearer days, vistas extend to the Firth of Forth and across to Fife, Berwick Law, Traprain Law, and beyond. A secret pathway meanders from the enclosed gardens back through the formal garden, circling the house to the front.

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

Oil fired central heating, mains water, electricity and drainage to shared septic tank.

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 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

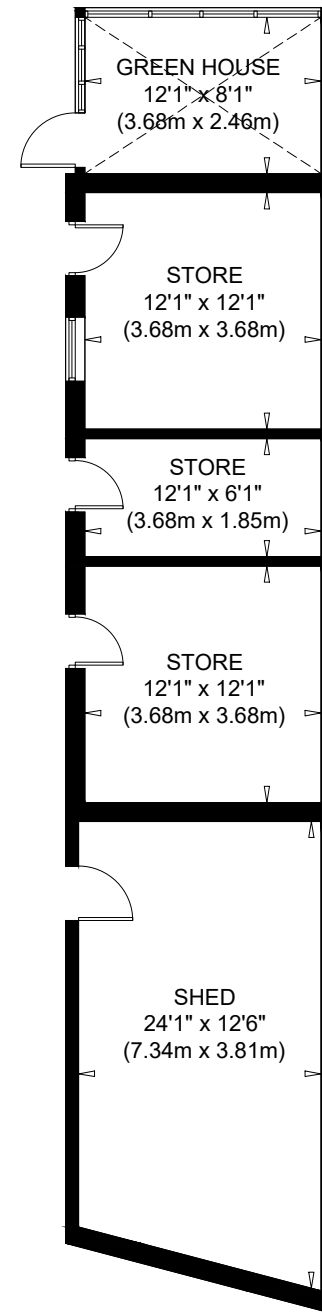
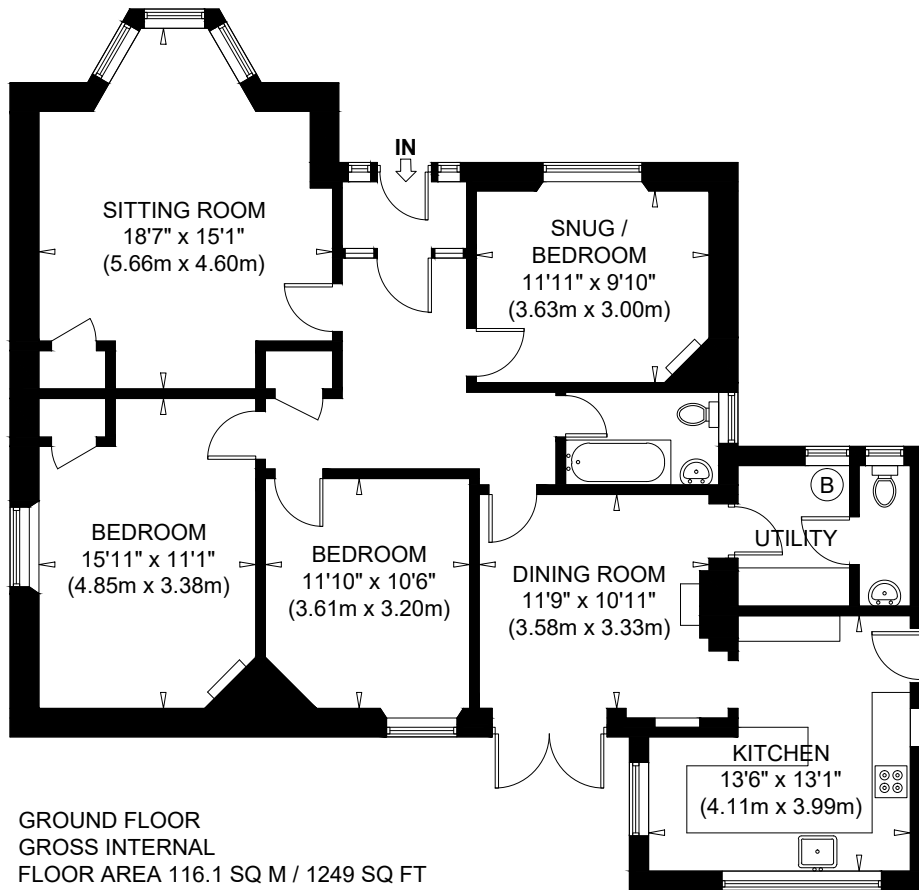
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

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.



SARNIA, FALA VILLAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 116.1 SQ M / 1250 SQ FT
 OUTBUILDING = 72.6 SQ M / 781 SQ FT
 TOTAL = 188.7 SQ M / 2031 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk










RETTIE

-  0131 624 4183
-  mail@rettie.co.uk
-  11 Wemyss Place
Edinburgh
EH3 6DH