



## 36 DEWARTOWN

*Pathhead, Midlothian, EH23 4NX*



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**A spacious detached family home with beautifully modernised living areas, generous gardens, a double garage, and excellent potential for further enhancement, set within the peaceful hamlet of Dewartown.**

Pathhead 1 mile, Gorebridge 3 miles, Edinburgh City Centre 12 miles, Edinburgh Airport 19 miles (all distances are approximate)

### Summary of Accommodation

**Ground Floor:** Open-Plan Kitchen-Dining Room with direct access to The Conservatory, Utility Room, Sitting Room, Principal Bedroom with En-Suite Bathroom, Two Further Double Bedrooms with En-suite Shower Rooms, One Further Bedroom, Cloakroom, and Entrance Hallway.

**Garden:** A front lawn bordered by hedging, and a generous rear garden featuring established trees and shrubs, a bridge, and a patio area. The garden offers excellent space for outdoor seating and al fresco dining.

**Outbuildings:** Double Garage with electricity and water supply.



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### Situation:

Nestled in the charming rural landscape of Midlothian, Dewartown is a peaceful and historic hamlet just off the A68, approximately 12 miles south of Edinburgh. Vogrie Country Park is on the doorstep, offering beautiful woodland walks and open green spaces to enjoy. Conveniently situated between Pathhead, approximately 1 mile away, and nearby Gorebridge, there is easy access to a range of everyday amenities, including local shops, a post office, cafés, pubs, and restaurants. Larger supermarkets and leisure facilities can be found in Dalkeith and at Fort Kinnaird Retail Park. Dewartown is well served by excellent schooling, with children typically falling within the catchment areas for Tynewater Primary School in Pathhead and Dalkeith High School, making it an attractive choice for families. Excellent transport links include a regular train service from Gorebridge Station direct to Edinburgh, 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:

Entered via a welcoming entrance porch, the property opens into a generously sized inner hallway, with a cloakroom located off. From the hallway, the accommodation flows through to the impressive open-plan kitchen and dining room, undoubtedly the heart of the home. Recently renovated by the current owners, the space was reconfigured to create a bright and expansive contemporary living area ideally suited to modern family life. The kitchen is well-appointed with a range of integrated appliances including a gas hob, two electric ovens and dishwasher, together with a freestanding fridge-freezer. Flooded with natural light, the room enjoys uninterrupted views through the rear garden and across the surrounding Midlothian countryside, whilst providing generous space for dining, entertaining, and everyday living.



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Located directly off the kitchen is the utility room complete with a storage cupboard that houses the water tank and electrical switchboard, whilst a side door provides access to the driveway. The adjoining conservatory, currently utilised as a home office, provides a versatile additional living space enjoying views over the garden.

Also accessed from the kitchen-dining room, is the beautifully refurbished sitting room. This inviting space centres around a wood-burning stove, creating a warm and welcoming atmosphere. Glass sliding doors open directly onto the rear garden, and this room can also be accessed from the inner hallway.

The principal bedroom benefits from built-in wardrobes together with a spacious en-suite family bathroom, with separate shower and bath. Accessed directly from the principal bedroom is a fourth bedroom with glass sliding doors opening directly onto the garden. Offering excellent versatility, the room is currently utilised as a bedroom but could readily adapt to a variety of uses. Two further generously proportioned double bedrooms each benefit from en-suite shower rooms. Furthermore, accessed from the hallway is a substantial loft space. Reached via a loft ladder, this impressive area provides extensive storage and offers exceptional potential for conversion and extension.

### **Gardens and Grounds**

A particular feature of the property is the extensive and private garden grounds. To the rear, a generous patio terrace provides an ideal setting for outdoor dining and entertaining, overlooking substantial lawned gardens with mature trees, shrubs, and established planting. At the foot of the garden, a pathway leads to a bridge crossing a small burn, whilst open countryside views beyond further enhance the peaceful setting. A greenhouse and garden shed provide useful storage areas. To the front, mature hedging and a specimen tree border a lawned garden, alongside the paved driveway complete with an iron gate, providing ample parking and leads to the double garage.

### **Outbuildings**

Double garage with electricity and water supply.



## 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 EH23 4NX.

### Fixtures and Fittings

Only items 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, electricity, water and drainage with a combi gas condensing boiler.

### Local Authority

Midlothian Council: Midlothian House, 40-46 Buccleuch Street, Dalkeith, EH22 1DN

### Council Tax

Band G

### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://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.

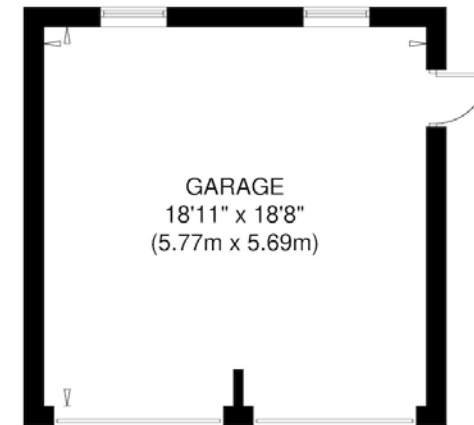
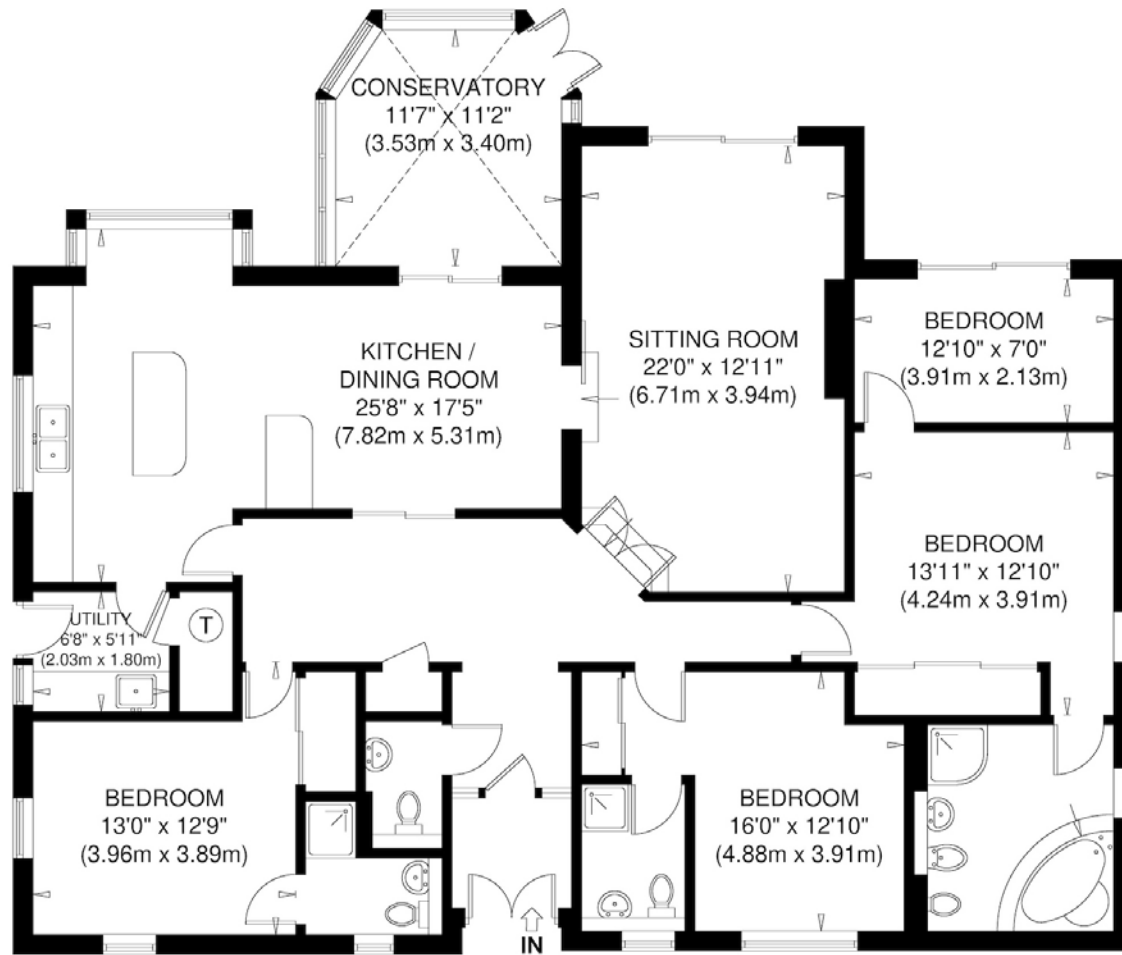
### Misrepresentations

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.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 180.7 SQ M / 1945 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 32.8 SQ M / 353 SQ FT

DEWARTOWN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 180.7 SQ M / 1945 SQ FT  
GARAGE = 32.8 SQ M / 353 SQ FT  
TOTAL = 213.5 SQ M / 2298 SQ FT

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

#### **Anti Money Laundering**

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





RETTIE

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