



142 Main Street, Pathhead, Midlothian, EH37 5PX

www.mcdougallmcqueen.co.uk



Rarely available extended traditional, semi-detached cottage style property, with large detached double garage, offered to the market by McDougall McQueen. We are delighted to present this gorgeous two-bedroom cottage, with two public rooms and conservatory. This property has been extended to provide spacious, bespoke, and unique accommodation in the village of Pathhead. The property is presented in walk-in condition and offers excellent flexible accommodation which will suit most family requirements. We therefore recommend viewing of this property at your earliest convenience to avoid disappointment.

- Entrance vestibule
- Hallway with two store cupboards and loft access
- Floored and lined loft space with Velux window, heating, light, power, and storage
- Double bedroom one with twin windows to the front, and fitted mirrored wardrobes
- Double bedroom two again with front facing windows, and fitted mirrored wardrobes
- Family bathroom with three-piece white suite, with electric shower over the bath, wc, and sink
- Living room with feature working fireplace with ornate surround (dating back to the 1850's)
- Dining room with window to the side, French doors to the conservatory and access to the rear hall
- Full glass conservatory with light, power, and garden access
- Fully fitted kitchen with a range of base and wall units, touch control electric hob, oven extractor and under counter appliances
- Rear hall with garden access
- Double glazing with additional acoustic soundproof glazing to the front
- Oil fired central heating and working real coal fire
- Beautiful mature garden grounds to the rear
- Double detached garage/workshop with light, power, and overhead storage
- Ample on street parking



Location

The property is located in Pathhead, a popular conservation village in Midlothian. It is within easy commuting distance of Edinburgh yet has peaceful location, offering a complete contrast to city living. There are shops on hand to cater for everyday needs, with nearby Dalkeith providing more shops, banks, building societies and postal services, not to mention the wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as golf, horse riding and hill walking. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. For the commuters there is easy access to the city bypass and a public transport system operates throughout the village to and from Edinburgh and further afield.

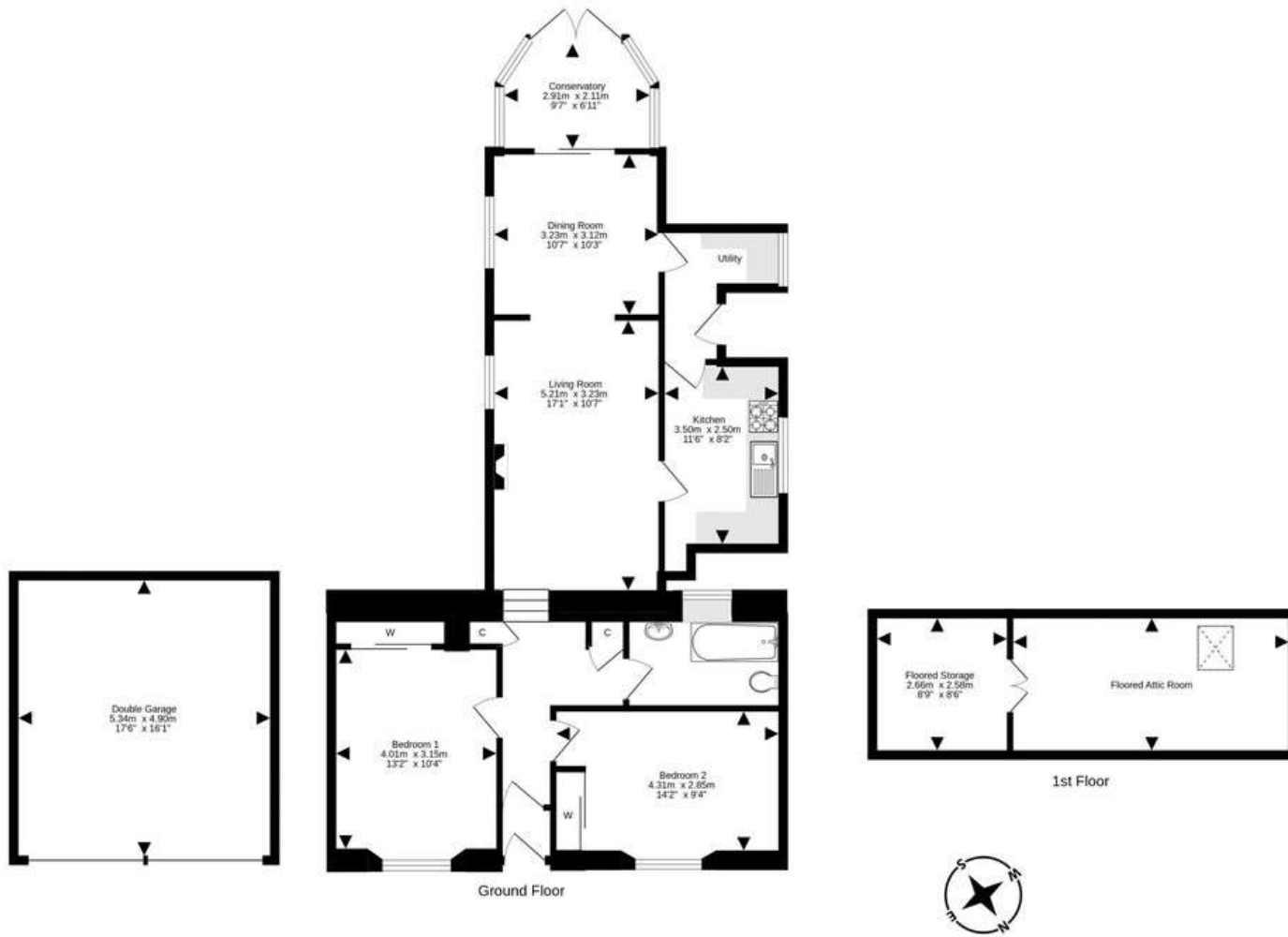
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated or free-standing appliance or other movable items included in the sale as these are deemed sold as seen. Other items may be available by negotiation.

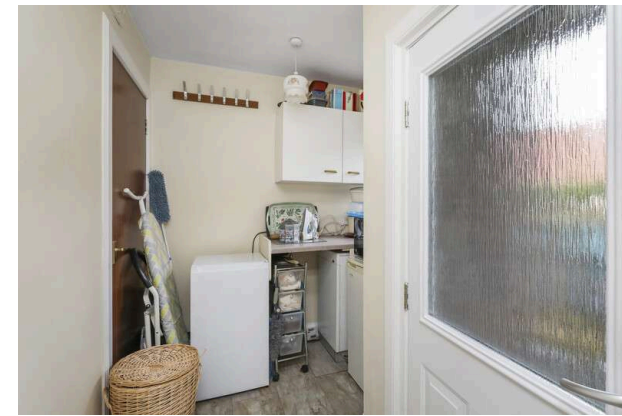
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

