



2 Crichton Drive, Pathhead, EH37 5QL



Welcome

Welcome to Crichton Drive, this well-proportioned three bedroom semi-detached property set within the most beautiful gardens offers a bright and spacious family home which further benefits from a sunny conservatory and a multi vehicle driveway. The property is quietly located in the tranquil village of Pathhead close to local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.



- Reception hallway with a useful storage cupboard.
- Front facing living room with a multi fuel stove, access to the conservatory.
- Fully fitted kitchen equipped with a range of wall and base units along with a range type cooker and hood, all white goods included in the sale.
- Sunny conservatory with direct access to the garden.
- Bathroom located on the ground floor comprising WC, wash hand basin and walk in cubicle.
- Staircase to upper level, linen cupboard, hatch to partially floored attic accessed by a fixed ladder.
- Three good sized double bedrooms.
- Double glazing throughout.
- Gas central heating installed in 2022.
- Beautiful enclosed and secluded gardens to the front side and to the rear.
- Wooden garage and shed along with a greenhouse.
- Driveway for up to three cars.





Pathhead

The picturesque conservation village of Pathhead set within the delightful semi-rural Midlothian countryside. Lying approximately twelve miles south east of Edinburgh City Centre, the location offers an abundance of country pursuits with golf courses, horse riding, Vogrie and Dalkeith Country Parks and plenty of walking routes nearby. There is a regular bus service to and from Edinburgh City Centre and the surrounding areas, plus the City Bypass is readily accessible providing access to the main Scottish motorway network system. Pathhead offers local shops, serving every day needs, whilst nearby Dalkeith provides further shopping facilities including a Tesco Superstore. Fort Kinnaird and Straiton retail parks are also just a short drive away and feature a variety of retail outlets. Cranston Country Nursery in Edgehead offers early years care whilst primary education is provided at Tynewater Primary in Pathhead. Secondary schooling can be found at the new Dalkeith Schools Campus.

Extras

All floor coverings, light fittings, blinds, dishwasher, cooker, washing machine and fridge, freezer.





Get in touch

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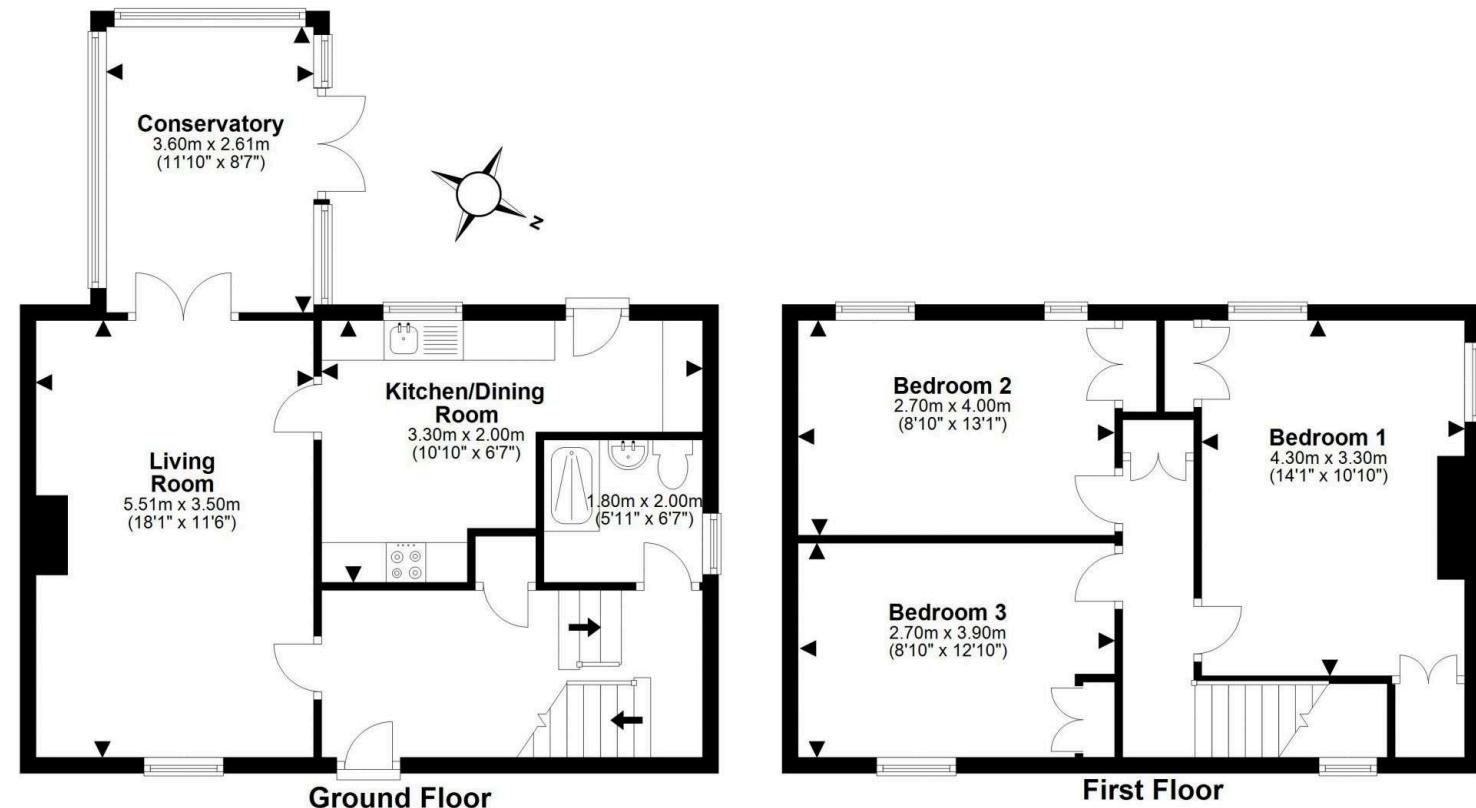
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 **CHARTERED FIRM**

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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.