

195 Main Street

Pathhead, Midlothian, EH37 5SQ

mhdlaw



“Spacious Extended Bungalow in Rural Setting”



Features

- Spacious Extended Bungalow in Rural Setting
- Large Garden Plot with Driveway with Ample Parking
- Entrance Vestibule
- Central Hallway with Storage Cupboard
- Large Sitting/Dining Room Opening to Garden
- Semi-Open-Plan Kitchen
- Annex Bedroom with En Suite Shower Room
- Three Further Good-Sized Bedrooms
- Family Bathroom
- First Floor Studio Room with Ladder Access and Stunning Views
- Loft Storage Room Perfect for Conversion
- Mature Rear Garden with Countryside Views Out Towards Fife



DESCRIPTION

On a spacious plot, set back from the main street, this detached four bedroom bungalow offers ample living accommodation with a lovely, mature garden and off-street parking. The property is in need of some modernisation, and boasts two large loft rooms, perfect for conversion, with far-reaching countryside views.

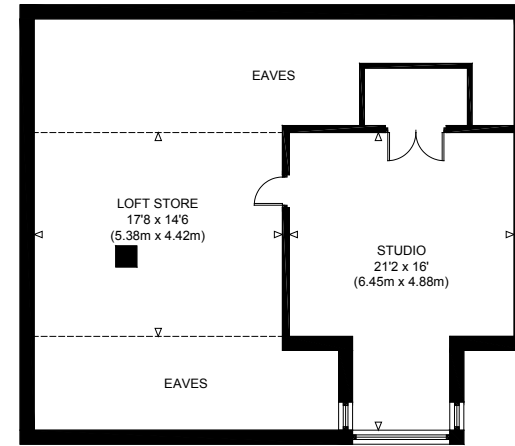
LOCATION

Pathhead is a smart, rural village, just a short distance from the hustle and bustle of Edinburgh. The community is well served, benefitting from a local play park, medical centre and shop and larger superstores, eateries and entertainment facilities can be found at both Straiton and Fort Kinnaird Retail Parks. The beautiful open spaces of Oxenfoord are within walking distance, and nearby Vogrie Country Park, with its miniature railway, cafe and playgrounds is perfect for families. Tynewater Primary School and Dalkeith High School are both within catchment. For the motorist, the A68 runs through the village, providing direct access to the City Bypass and Edinburgh City Centre, as well as access to The Borders. There is also a regular bus service which runs to Edinburgh City Centre.

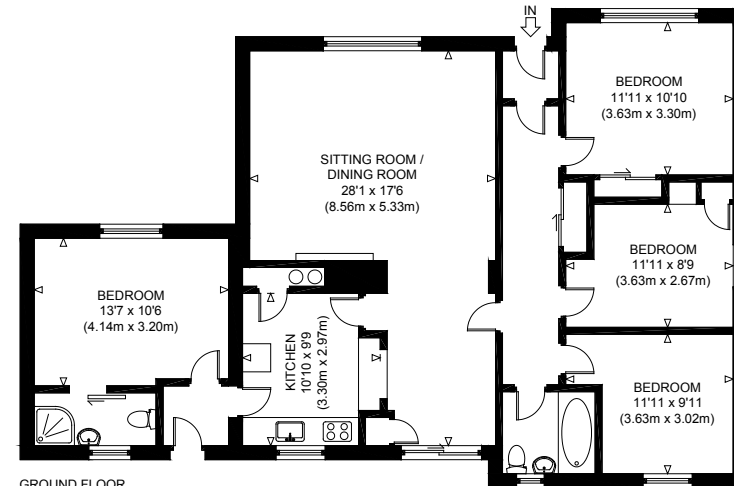
HOME REPORT VALUE – £400,000

COUNCIL TAX BAND E

All appliances in the property are sold as seen and no warranties will be given.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 969 SQ FT / 90.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1249 SQ FT / 116.0 SQ M

MAIN STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2218 SQ FT / 206.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

Copyright © exposure
www.photographyandfloorplans.co.uk

Viewing – By appointment please telephone MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT
T: +44 (0) 131 555 0616 E: edinburgh@mhdllaw.co.uk

espc