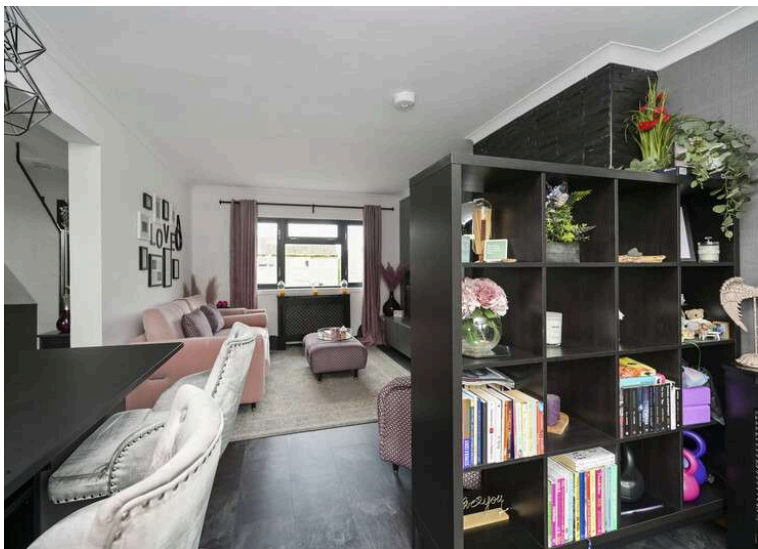




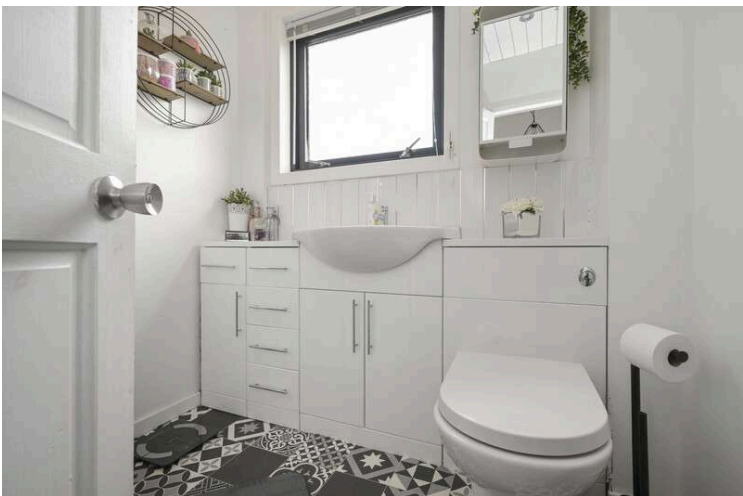
27 Crichton Terrace, Pathhead, EH37 5QY

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This attractive semi-detached villa with sizeable gardens to the front and rear with driveway (at the rear) is perfectly positioned within the popular Midlothian village of Pathhead overlooking to the rear the village Pavillion - Callendar Park and children's play park and is within walking distance of the local primary school with many amenities and commuting links all within easy reach. The accommodation briefly comprises a stylish lounge with front facing window and separate dining area with breakfasting bar/island with hob separating the kitchen. The kitchen has a fantastic range of modern units incorporating the integrated fridge/freezer, dishwasher, washing machine and eye level oven. There are patio doors from the dining area giving access to the rear garden. On the upper level are two generous bedrooms and a lovely modern shower-room comprising corner shower cubicle, whb situated within vanity units and further storage and wc with concealed cistern and window giving natural light. The property further benefits from oil central heating, double glazing. Externally the garden space gives an excellent safe play area for children and pets and has a mixture of grassed and paved area giving a perfect entertaining area for alfresco dining.

- Stunning 2 bed semi detached house
- Exceptionally generous gardens to front and rear
- Semi open plan lounge/kitchen dining area
- Set in the popular village of Pathhead
- Modern kitchen and shower-room
- Driveway to rear, OCH & DG



Location

Pathhead is a delightful conservation village lying some 5 miles south of Dalkeith. It's well within commuting distance of the city centre, yet its peaceful location offers a complete contrast to city dwelling. There are numerous shops on hand to cater for every day needs, with nearby Dalkeith providing a wider range of amenities and sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking. Schooling is well represented at nursery and primary level. For the commuter there is easy access to the city bypass and public transport system operates throughout the village, to and from Edinburgh.

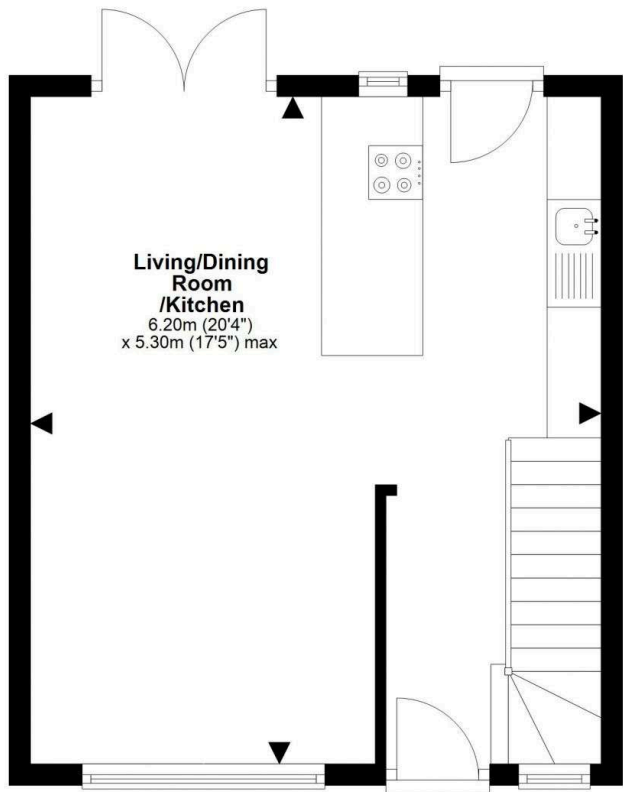
Extras

Included in the sale are all window coverings, light fittings, wine cooler and garden shed

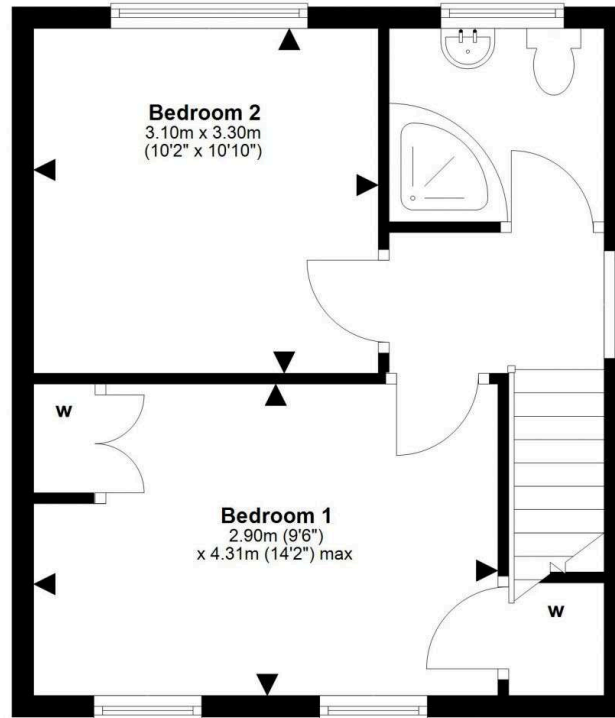
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia on 07590 041169

EPC Band - E



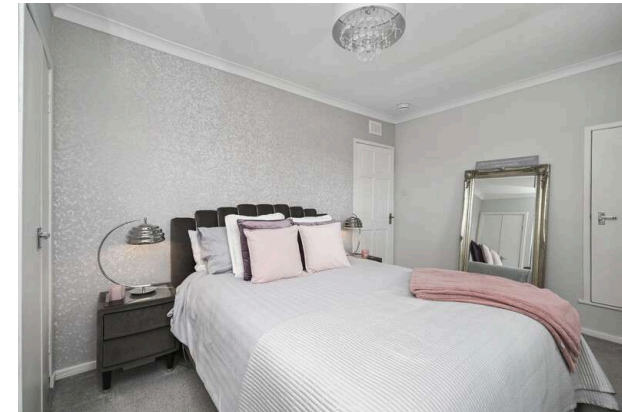
Ground Floor



First Floor



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 buyer.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

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.

