





Location

Pathhead, EH37 5RA

Pathhead lies on the A68 in close proximity to the nearby district of Dalkeith in the county of Midlothian and lies due south from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.

Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and post office services.

In recent years, the road network in the area has improved beyond all recognition. As a consequence, the City Bypass can be reached in a matter of ten minutes and thereafter, every major trunk route is within the easiest possible reach. Pathhead may, therefore, be a convenient location for anyone requiring the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is also a regular and frequent bus service to Edinburgh's city centre.





31 Crichton Road

This house offers comfortable family living and benefits from a huge driveway for up to seven cars and a lovely private rear garden.

The dining kitchen is a fantastic size and currently holds a dining table with six seatings. The kitchen has all usual appliances including a free-standing gas hob and electric oven unit, freestanding fridge freezer, dishwasher and a washing machine. There is also a fantastic larder cupboard. The kitchen provides access to the carport through a side door and the rear garden through the back door.

The living room is huge, has an electric fire as well as stunning views thanks to the large window overlooking the countryside.

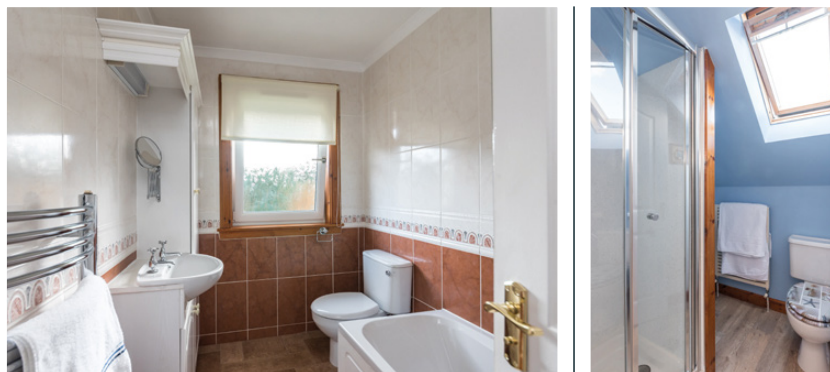
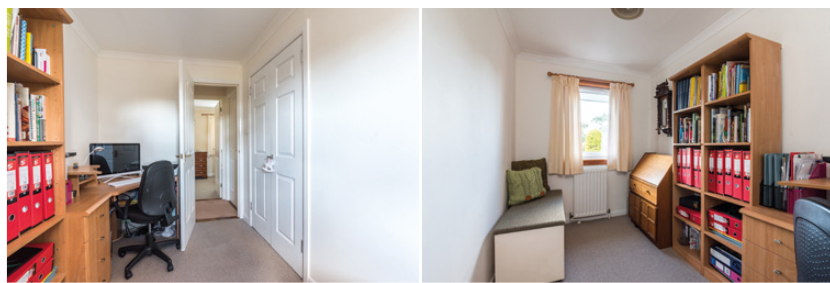
The main downstairs bedroom is carpeted, benefits from fitted wardrobes and a mains powered en-suite shower room. Two further bedrooms can be found on the ground floor both of which benefit from fitted wardrobes and carpet flooring.

A family bathroom which is fully tiled and holds a white three-piece bathroom suite is located on the ground floor. There is a mains shower over the bath.

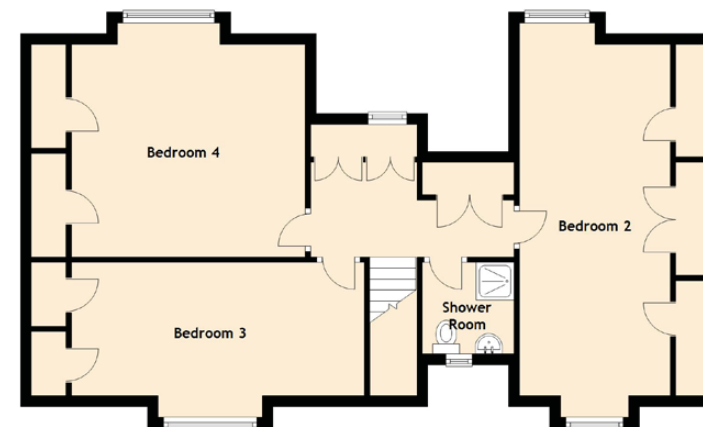
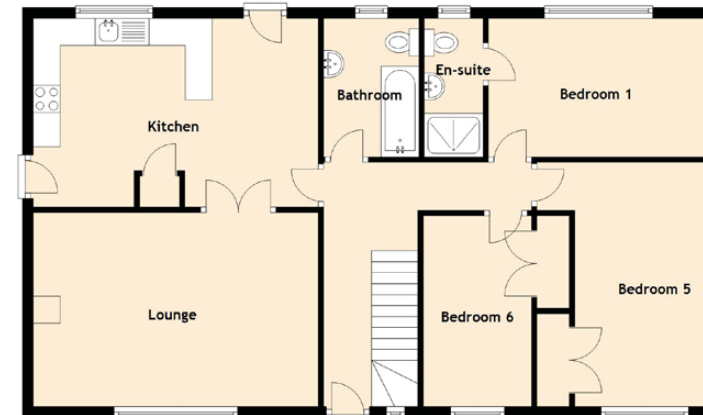
Upstairs there is a further shower room which has an electric shower. There are also two further bedrooms which have the most fantastic views and built-in storage. The sixth room is slightly smaller and has no built-in wardrobes.

The garden has been exceptionally well maintained and has grass areas, artificial grass, decking, an outside tap and a garden shed.





Specifications & Details



Approximate Dimensions (Taken from the widest point)

Lounge	5.29m (17'4") x 3.60m (11'10")
Kitchen	5.29m (17'4") x 3.50m (11'6")
Bedroom 1	4.09m (13'5") x 2.60m (8'6")
Bedroom 2	5.97m (19'7") x 2.80m (9'2")
En-suite	2.57m (8'5") x 1.09m (3'7")
Bedroom 3	5.44m (17'10") x 2.87m (9'5")
Bedroom 4	4.34m (14'3") x 4.34m (14'3")
Bedroom 5	4.50m (14'9") x 3.19m (10'6")
Bedroom 6	3.51m (11'6") x 2.01m (6'7")
Bathroom	2.57m (8'5") x 1.77m (5'10")
Shower Room	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m²): 146m² | EPC Rating: C

Extras (Included in the sale): All kitchen appliances. Furniture may be available by separate negotiation.

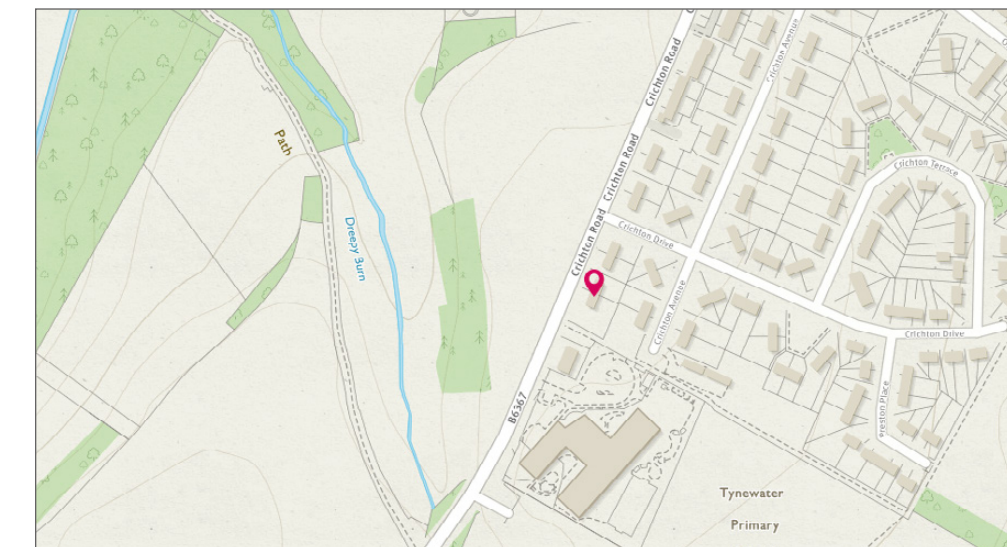


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