

# Station Cottage West

TYNEHEAD, PATHHEAD, EH37 5XS



*Situated in a charming rural location about a 40 minute drive from central Edinburgh, the property is presented to the market in superb internal order*



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McEwan Fraser is delighted to present this stunning three-bedroom semi-detached cottage to the market. Situated in a charming rural location about a 40 minute drive from central Edinburgh, the property sits on the site of the former Tynehead railway station and is presented to the market in superb internal order. It would be the perfect acquisition for a buyer who is looking for a quiet rural setting that still has reasonable access to a full range of amenities available in the nearby towns of Gorebridge and Dalkeith.

# THE LIVING ROOM



The accommodation is focused on a beautiful living room that boasts contemporary décor, wooden flooring, and a wood-burning stove, which creates a natural focal point for the room. The proportions will give a degree of flexibility for a new owner to create their ideal entertaining space.

# THE KITCHEN



A striking contemporary kitchen is adjacent to the living room. The high gloss units are topped with a wooden worksurface that offers a huge amount of prep and storage space. An induction hob, an electric oven, and a dishwasher are integrated. Further space is provided for a freestanding washing machine and an American-style fridge freezer.





The ground floor also houses the third bedroom, a generous single that makes a perfect home office, and a beautiful, fully tiled bathroom that has a three-piece white and a separate shower.

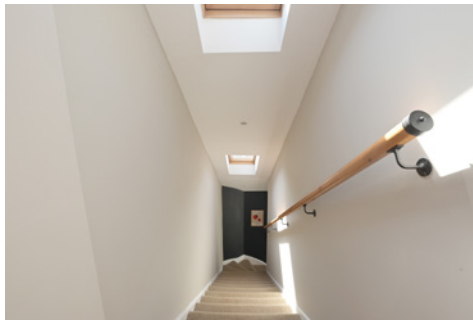
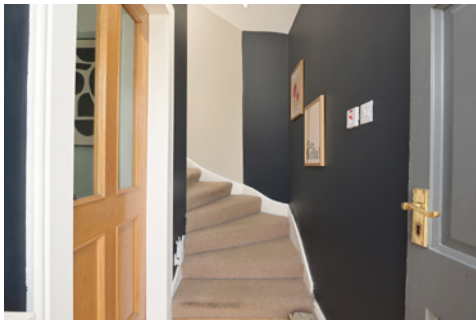
## BEDROOM 3





# THE BATHROOM





Climbing the stairs takes you up to two ample double bedrooms.

# BEDROOM 1





# BEDROOM 2





Externally, the property has a neat and secluded rear garden that is the perfect summer sun-trap. For extra warmth and comfort, the property boasts double glazing and oil-fired central heating.

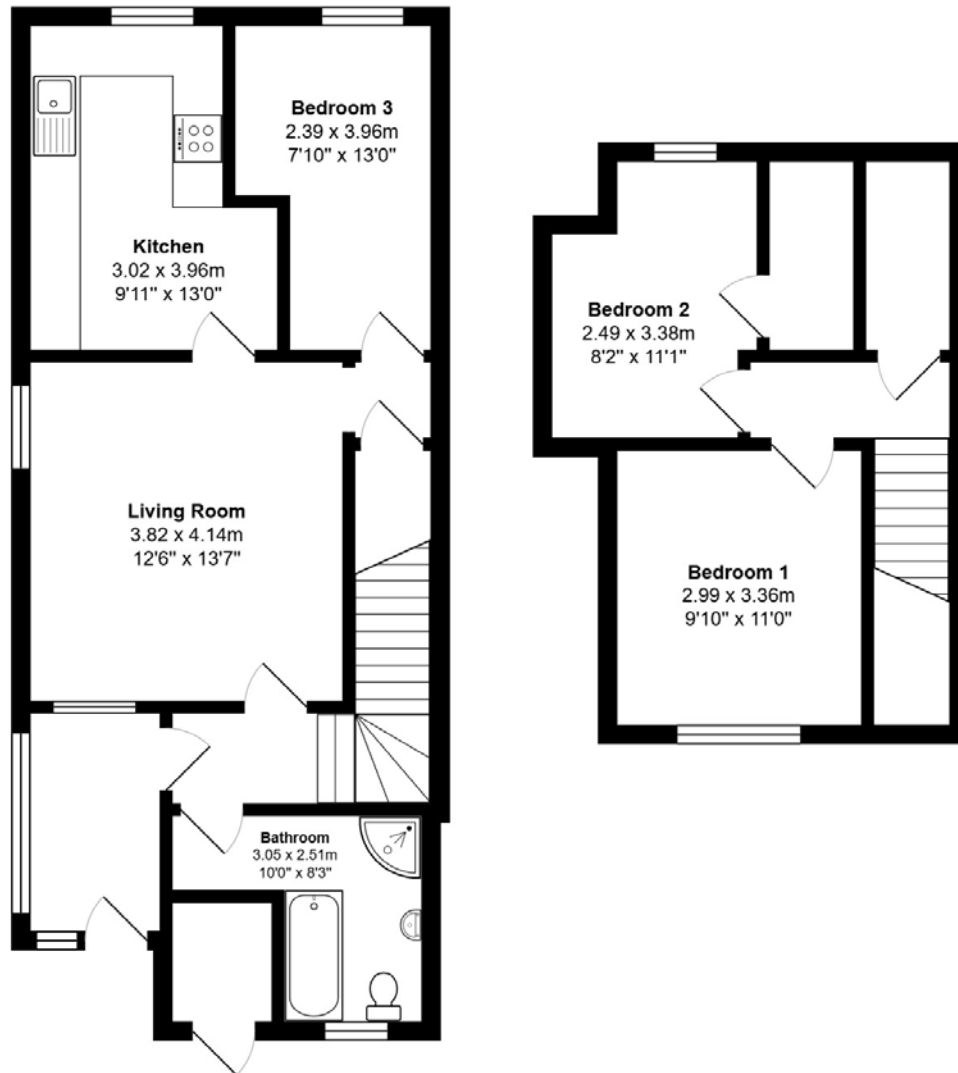
Viewing will be essential to fully appreciate this fantastic property.

# EXTERNALS & VIEW



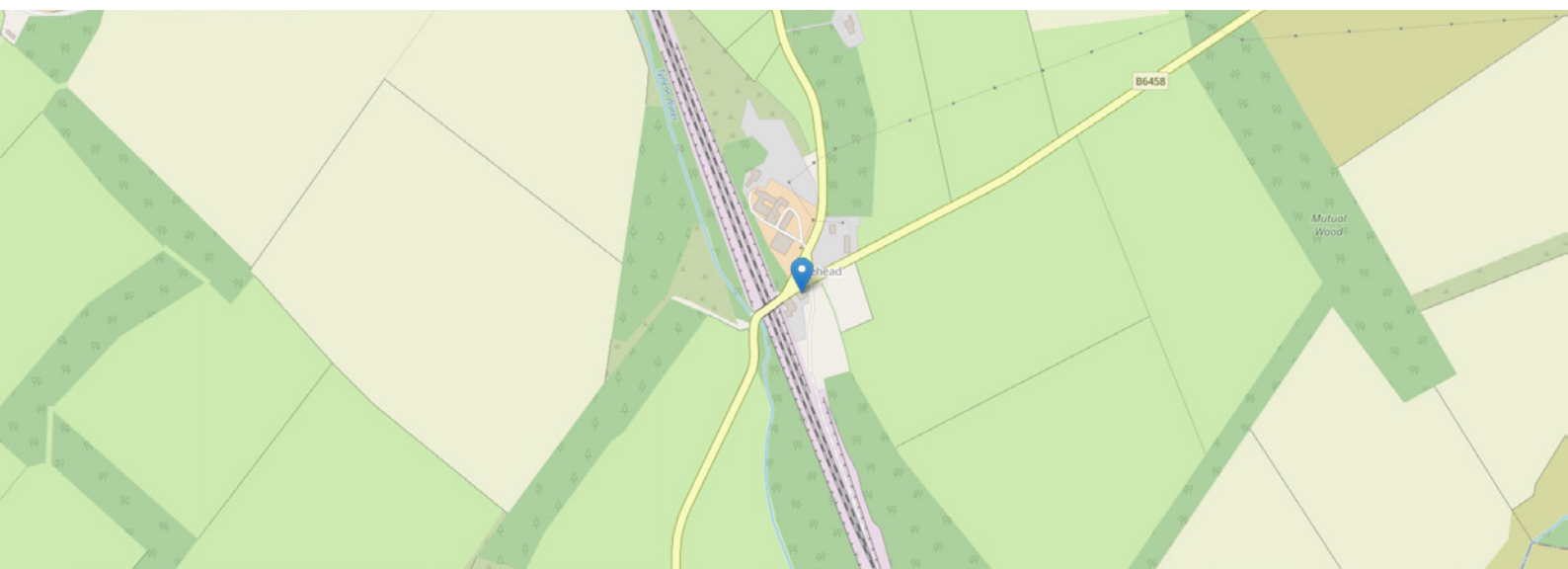


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Tynehead is located approximately 2 miles from the A68 on the B6458 in a peaceful rural location close to the villages of Pathhead, Humbie and Fala. It is also a convenient mile from the A7 and near the villages of Middleton and Heriot. The property is ideal for commuters looking for a well-connected rural base. The Edinburgh City Bypass is around a 15-minute drive, making this an excellent option for a buyer who values access to the City of Edinburgh, the East Coast, and the motorway network across the central belt. There is also a train station in nearby Gorebridge that is easily reached by car and gives a fast and reliable connection to Edinburgh.







The neighbouring village of Pathhead has many local shops and amenities, together with a park on the west side of the village which has a full-size football pitch, pavilion building and children's play area. There is a new primary and nursery school in Pathhead and a secondary school at Dalkeith. West of Pathhead is Vogrie Park, with extensive parkland with a kids' play park and a 9-hole golf course.



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