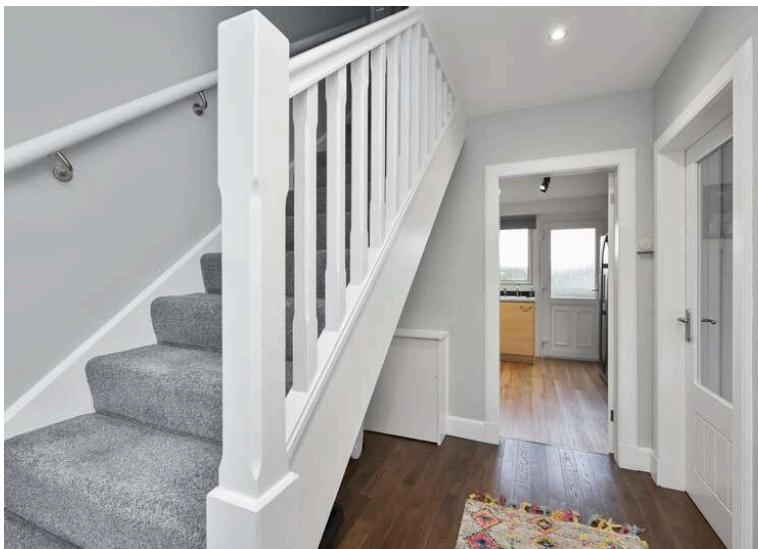




4 Oxenfoord Avenue, Pathhead, Midlothian, EH37 5QD

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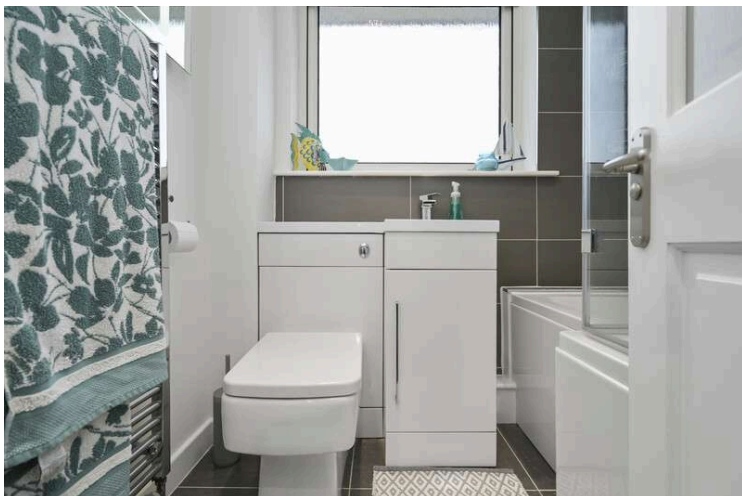




Rare not to be missed opportunity. McDougall McQueen are delighted to present to the market this beautifully presented, modern and spacious two-bedroom terraced house set in a quiet yet central residential location in the village of Pathhead Midlothian. The property is presented in turn key condition having been modernised and upgraded over the years by its current owners and offers excellent accommodation which will suit most first-time buyers, professional couples, and young family requirements. In addition, there are garden grounds to the front and rear with a driveway for off-street parking and the provision of an electric vehicle charging point. We recommend viewing of this property at your earliest convenience to avoid missing out on this lovely family home.

- Superb location within a quiet residential area
- Entrance hallway with open under stair storage
- Spacious dining lounge with windows to the front and rear
- Modern fitted kitchen with a range of base and wall units, touch control induction hob, extractor, oven, washing machine and American style fridge freezer plumbed for the provision of water and ice
- Upper hallway with Ramsey ladder loft access
- Bedroom one with window to the front, walk-in store cupboard and over stair storage
- Bedroom two with window to the rear and store cupboard
- Gorgeous family bathroom with three-piece suite, featuring a p-shape shower bath, shower screen, raindrop shower head, shower attachment, wall mount controls and bath tap, wc and sink with combined vanity unit, mirror with touch control light, and a towel radiator
- Double glazing and gas central heating
- Driveway to front for off-street parking complete with an electric vehicle charging point
- Rear garden grounds providing the ideal space for outside entertaining and relaxation





## Location

The property is located in Pathhead, a popular conservation village in Midlothian. It is within easy commuting distance of Edinburgh yet has peaceful location, offering a complete contrast to city living. There are shops on hand to cater for every day needs, with nearby Dalkeith providing more shops, banks, building societies and postal services, not to mention the wide range of sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as golf, horse riding and hill walking. Schooling is well represented at nursery and primary level, with secondary schooling available at Dalkeith. For the commuters there is easy access to the city bypass and a public transport system operates throughout the village to and from Edinburgh and further afield.

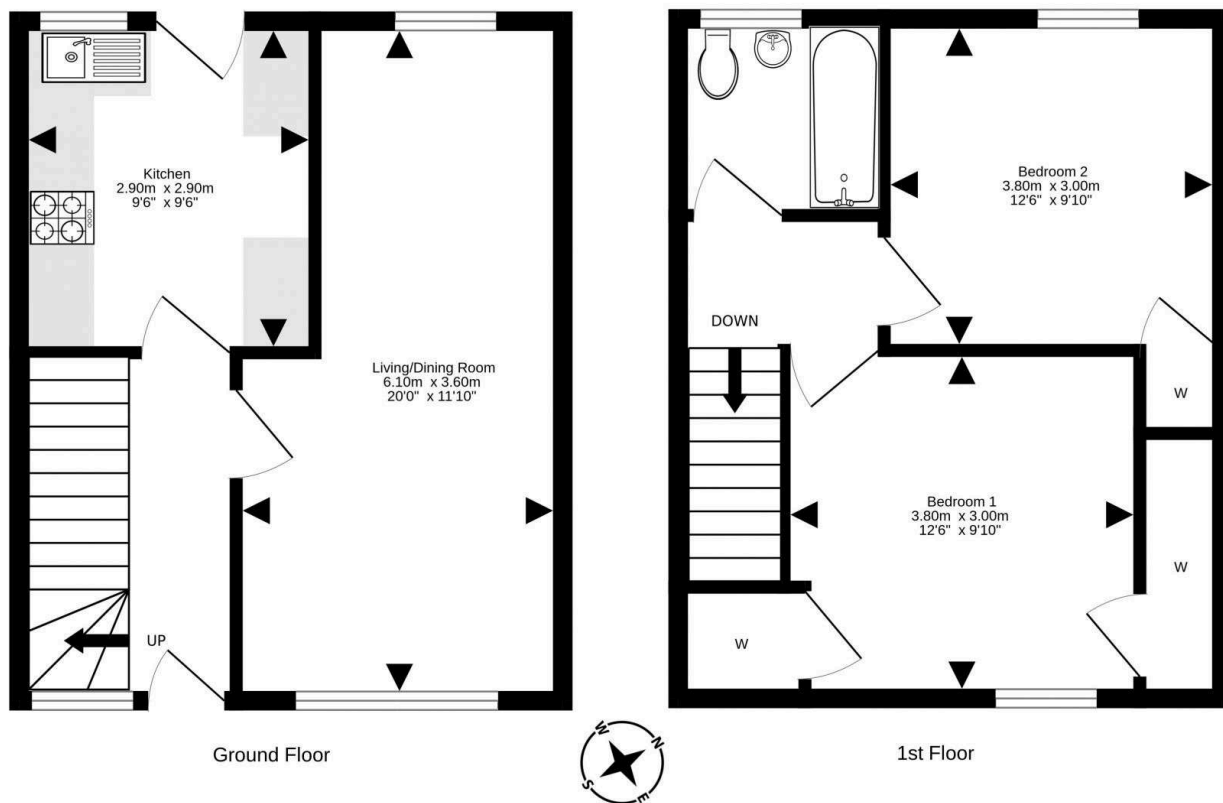
## Extras

All floor coverings, light fittings, blinds where fitted, oven, extractor, hob, washing machine, American style fridge freezer, and the garden shed. No warranty applies to any integrated or free-standing appliances or other movable items included in the sale. Other items may be available by negotiation

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



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 purchaser.  
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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.

**espc**  
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