










Offers Over
£195,000

12 Barleyknowe Gardens

Gorebridge | Midlothian | EH23 4EX

A rare opportunity has arisen to purchase this impressive, beautifully presented 4 bedroom end-terraced villa with private gardens and double driveway is quietly positioned within a pleasant cul-de-sac setting in the popular Midlothian town of Gorebridge, convenient for access to many local amenities and superb commuting links.

-  4 Bedrooms
-  1 Public room
-  1 Bathroom & WC apartment
-  Private Gardens
-  Double driveway
-  EPC Rating – C
-  Council Tax Band – C



Description

Offered to the market in true move-in condition, this lovely family home shall undoubtedly appeal to a wide variety of buyers seeking a fine home in a great location and merits internal viewing to be fully appreciated. Having been upgraded and modernised to a high standard throughout and enhanced with a light and stylish interior, the generously proportioned accommodation comprises; entrance hallway with understair cupboard and handy two piece WC apartment off. There is a spacious lounge/diningroom enjoying a dual aspect with French doors to rear leading to the private garden. The modern kitchen is fitted out with a range of wall and base units with built-in gas hob, electric oven and hood with further appliances included in the sale. Completing the downstairs accommodation is a sizeable fourth double bedroom with window to front and large walk-in wardrobe. A carpeted staircase leads to the upper landing which in turn provides access to the three remaining double bedrooms, all with built-in wardrobes and the two front facing rooms enjoying a lovely open outlook towards the Pentland Hills. The extensively tiled family bathroom comprises of a modern three piece suite with mains shower over bath. Further benefits include an insulated attic, gas central heating system with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, fridge, washing machine, tumble drier and dishwasher.

Gardens and driveway

There is a private garden located to the front, cleverly designed with monoblock paving and incorporating a double driveway providing off-street parking for up to 3 cars. Gated side access leads to the fully enclosed rear garden, mainly laid with artificial lawn and patio with a large shed/store, fitted with power & light.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

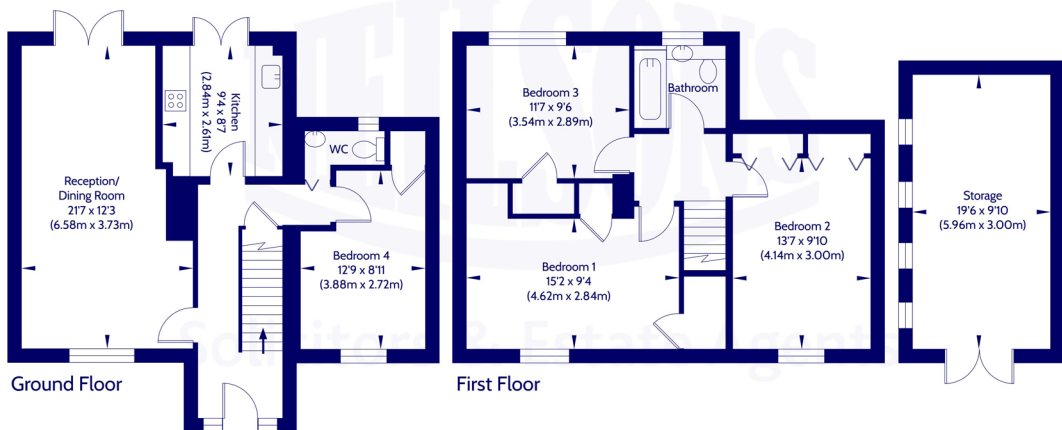
Gorebridge, an active and thriving community, situated in the county of Midlothian, some ten miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving every day needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses. Local schooling is available close at hand, with Gorebridge Primary only moments away by foot.



Approx. Internal Area 105.68 Sq M / 1138 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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