





A fabulous five bedroom stone built property with three public rooms arranged over two floors offering excellent and flexible modern day living. Forming part of a steading conversion at Monteith Farm, with the property lying to the rear of the steading adjacent to the farm. The original steading courtyard has been retained with three substantial properties sited in the courtyard. The property is ideally located in the thriving village of Gorebridge with a good choice of local amenities, schooling and trainline to the centre of Edinburgh. We would recommend an early viewing given the demand of these property types in the area.

- Welcoming hallway with excellent storage facilities.
- Impressive living room boasting arched windows and a feature fireplace.
- Study/family room.
- Dining kitchen offering a good range of wall and base units, door accesses the rear

garden.

- Double bedroom located on the ground floor, walk in storage.
- Downstairs cloaks/utility room comprising WC and wash hand basin.
- Staircase to the upper level.







- Master bedroom with en-suite and built in storage.
- Large double bedroom with ample space for free standing furniture.
- Rear facing double bedroom with a useful storage cupboard.
- Double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Double glazing and Oil heating.
- Private enclosed garden.
- Shared courtyard.
- Parking for at least 2 cars.





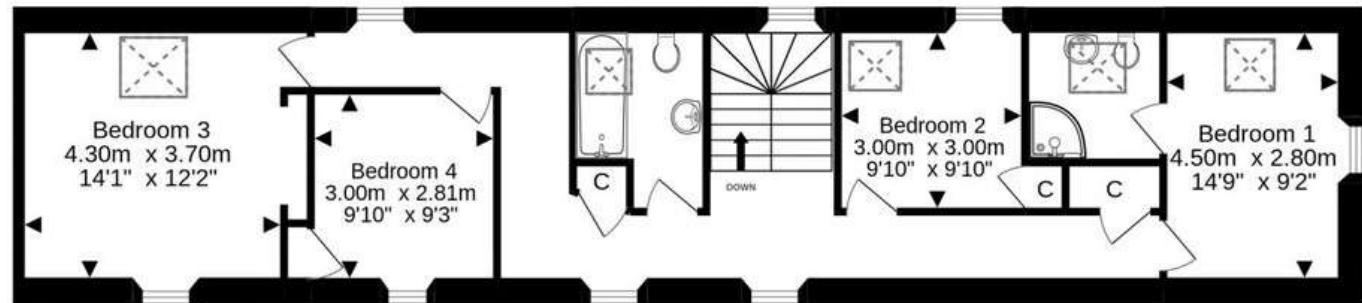
Location

Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, the town has its own train station providing regular and easy access to central Edinburgh and the towns of the Borders.

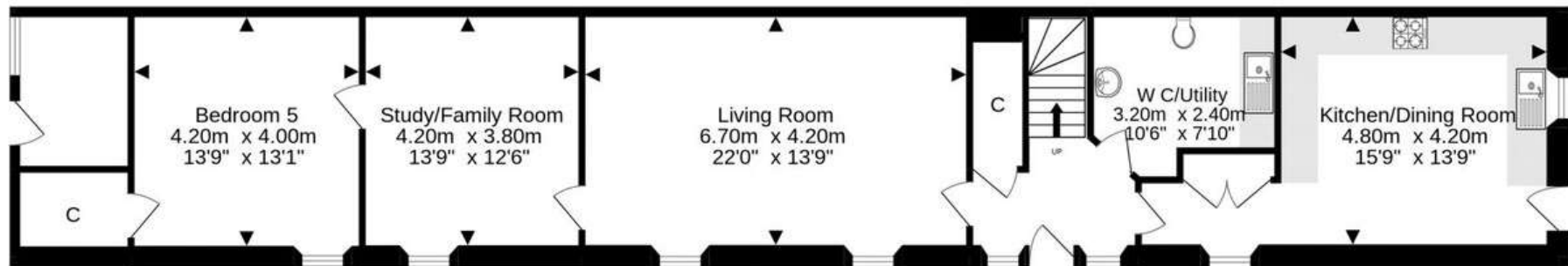
Price & Viewing

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

EPC Band - D



1st Floor



Ground 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 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.

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MC
McDougall McQueen