



Not to be missed opportunity to purchase this traditional stone built detached cottage, commanding an excellent plot on Vogrie Road in lovely town of Gorebridge, Midlothian. This quiet street is within walking distance of all amenities and is ideally placed to take advantage of all the transport links, including the local train station. The property itself is presented in turn key condition having been modernised whilst still retaining many original and endearing features. There are private garden grounds to the front, side and rear which are ideal for outside entertaining and relaxation, whilst a gated driveway provides of street parking and access to a detached garage which has both light and power. This is a great opportunity and we would recommend viewing at your earliest convenience.

- Living room with front facing window and access to the rear garden, real coal fire with feature fireplace and fire surround
- Ground floor double bedroom with front facing window and open Edinburgh press storage
- Superb dining kitchen with a large picture window to the rear, high level window to the front, a range of base, wall and larder units, ceramic sink, electric cooker, integrated fridge freezer, integrated dishwasher and free-standing washing machine, access to the rear garden
- Lovely ground floor bathroom with three-piece white suite, electric shower over the bath (raindrop and attachment), shower screen, wc and sink with combined vanity unit, fully tiled with upvc roof panelling
- Versatile dining room/office with rear facing window, stairs to the upper level with under stair storage
- Upper landing with dormer window to the rear and built-in storage
- Double bedroom with dormer windows to the front and rear, bespoke built-in wardrobes, and eaves storage
- Double bedroom with dormer window to the front and eaves storage
- Double glazing, gas central heating and real coal fire
- Private garden landscaped garden grounds to the front, side, and rear with various areas for outside entertaining and relaxation
- Gated driveway & Detached garage with remote controlled up and over door, light and power



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 borders rail link is open with Gorebridge station within walking distance of the property.

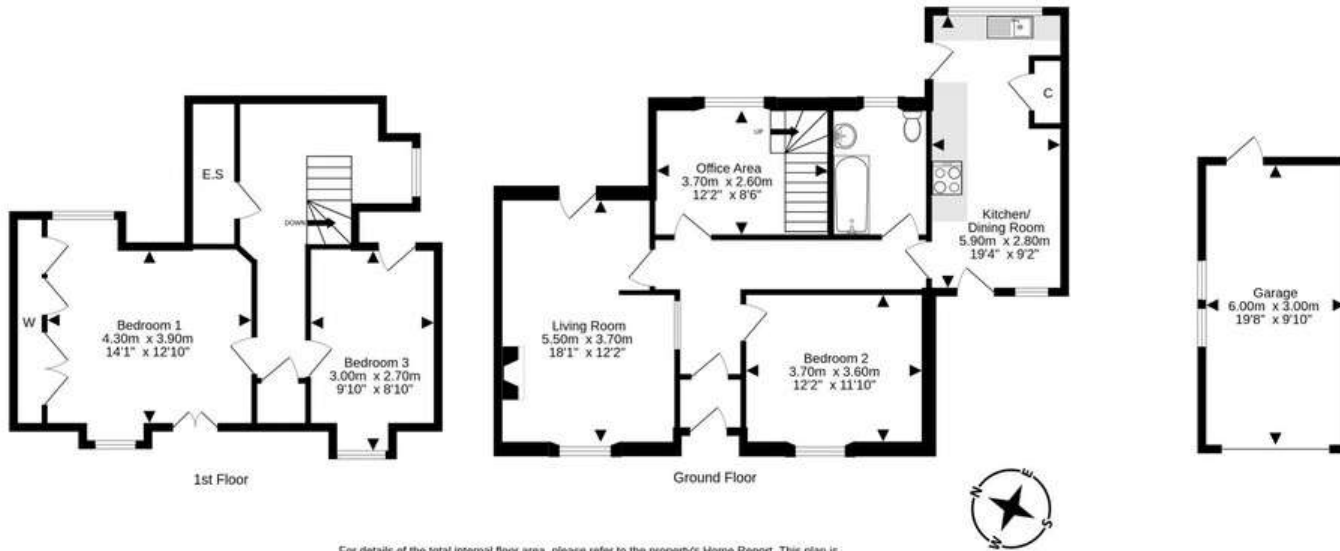
Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, electric cooker, and all integrated appliances. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.

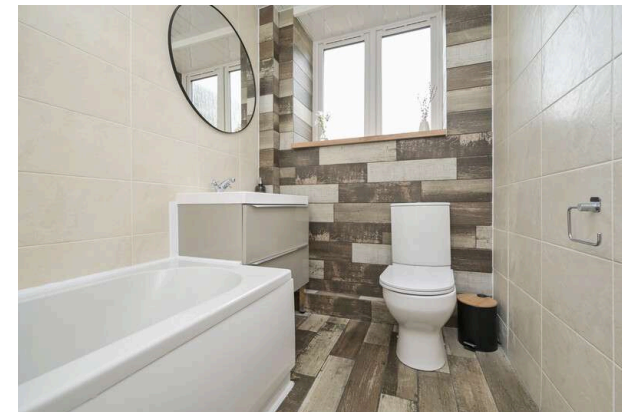
Viewing

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

EPC Band - D



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.
 Made with Metroptx ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

