



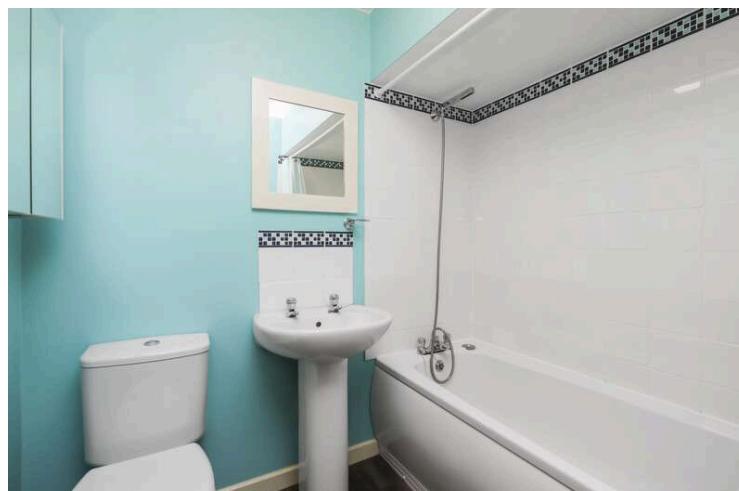
38 Main Street, Gorebridge, Midlothian, EH23 4BY

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this lovely bright and spacious traditional main door ground and lower ground floor c-listed flat, located in a central location in the lovely Midlothian village of Gorebridge. This gorgeous property is ideally placed to take advantage of all the transport links, including the local train station and all the shopping and schooling that Gorebridge has on offer. The property itself will make the ideal purchase for first time buyers, young families and professional couples alike. The property is presented in good clean condition throughout and provides spacious and flexible living accommodation over two levels. There are private garden grounds to the rear of the property with area for outside entertaining. Parking is on-street in and around the property and surrounding streets.

- Much sought-after central location
- Great transport links including local train station
- Spacious and bright semi-open plan sitting room and dining area with stairs to the lower level
- Fitted dining kitchen which is open from the sitting room with a range of base and wall units, cooker, free standing white goods and dual aspect windows providing woodland views to the rear
- Family bathroom with three-piece white suite with shower attachment over the bath
- Double bedroom with rear facing window and a door providing access to a raised decked area with woodland views
- Large store room (used by the owner as a double bedroom) with under-stair storage and double wardrobes
- Sash and case single and double glazing
- Gas central heating
- Private garden grounds to the rear accessed from the raised deck area
- On-street parking



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 new borders rail link is now open and the station is only a short walk away from the property.

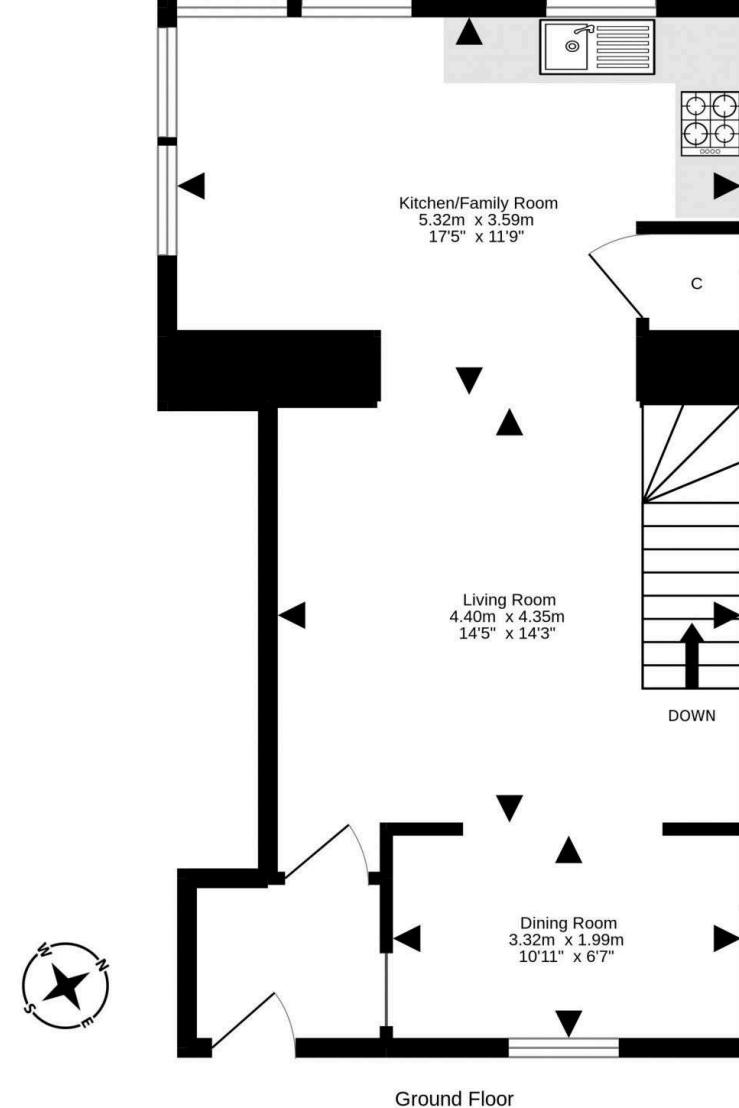
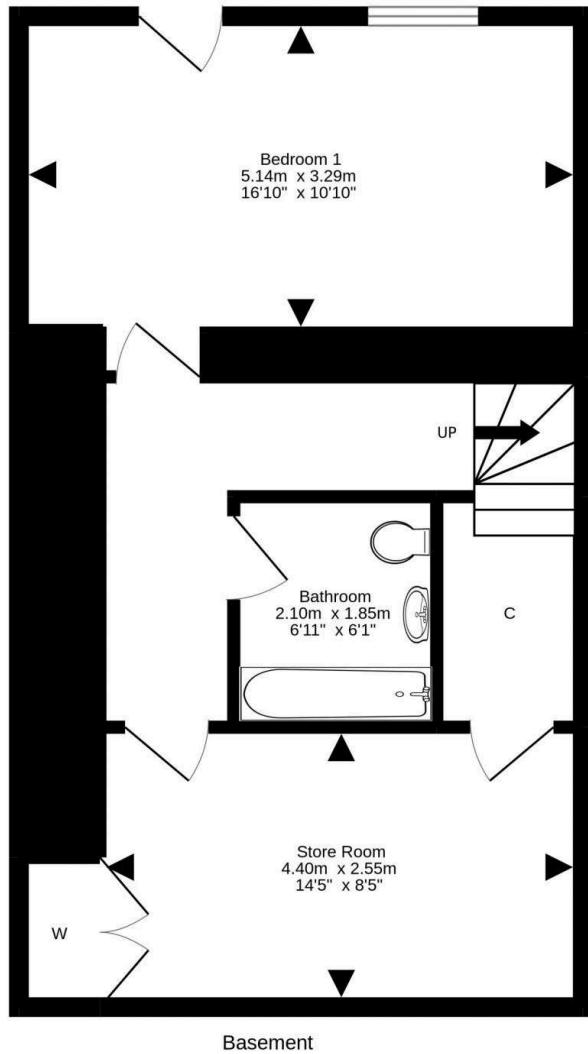
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, cooker and free-standing white goods. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed sold as seen.

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.

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