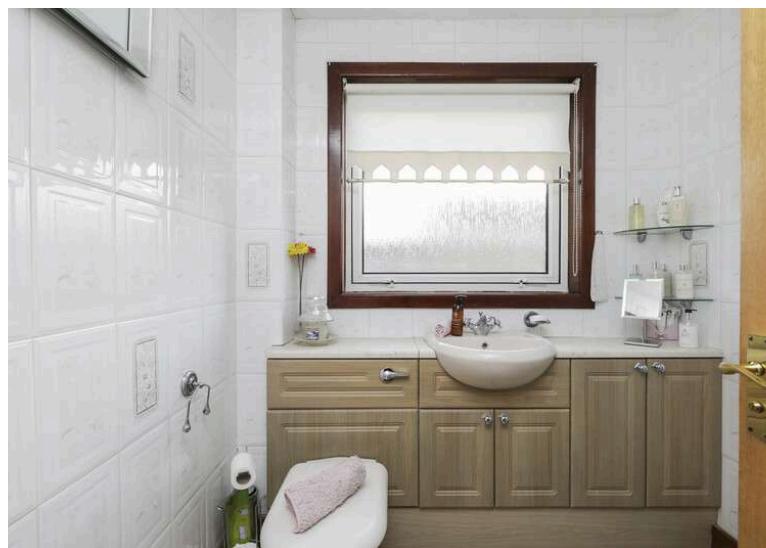




16 Barleyknowe Gardens, Gorebridge, EH23 4EX

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to offer to the market this most appealing linked terraced villa enjoying a quiet residential setting within reach of the local amenities and good transport links. This lovely property which would make an ideal first-time purchase or family home, offers comfortable and spacious living space, a conservatory, and three-bedrooms. There are excellent transport links, including a local train station and a bus service providing access to Edinburgh the Borders and the surrounding villages and towns. There are private garden grounds to the front and rear which are ideal for outside entertaining and there is ample on-street parking. This property is sure to attract a lot of interest given its superb value for money, the family accommodation and outside space on offer. We would therefore recommend viewing at your earliest convenience.

- Front porch
- Hallway with stairs to the upper level and under stair storage
- Spacious living room with window to the front, living flame gas and surround with patio door access to the conservatory
- Superbly sized dwarf wall conservatory with light, power and heating
- Fully fitted kitchen with a range of base and wall units with under lighting, electric hob, double oven, extractor, integrated fridge, integrated freezer and washing machine
- Upper hallway with loft access
- Main bedroom with window to the front and built-in storage
- Bedroom two with window to the rear and store cupboard
- Bedroom three with rear facing window and storage
- Family shower room with electric shower, wc and sink with vanity unit
- Double glazing and gas central heating
- Alarm system
- Ample on street parking
- Private garden grounds to the front and rear which are ideal for outside entertaining and are linked by vennel access



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 and Gorebridge station is only a short walk away from the property.

Extras

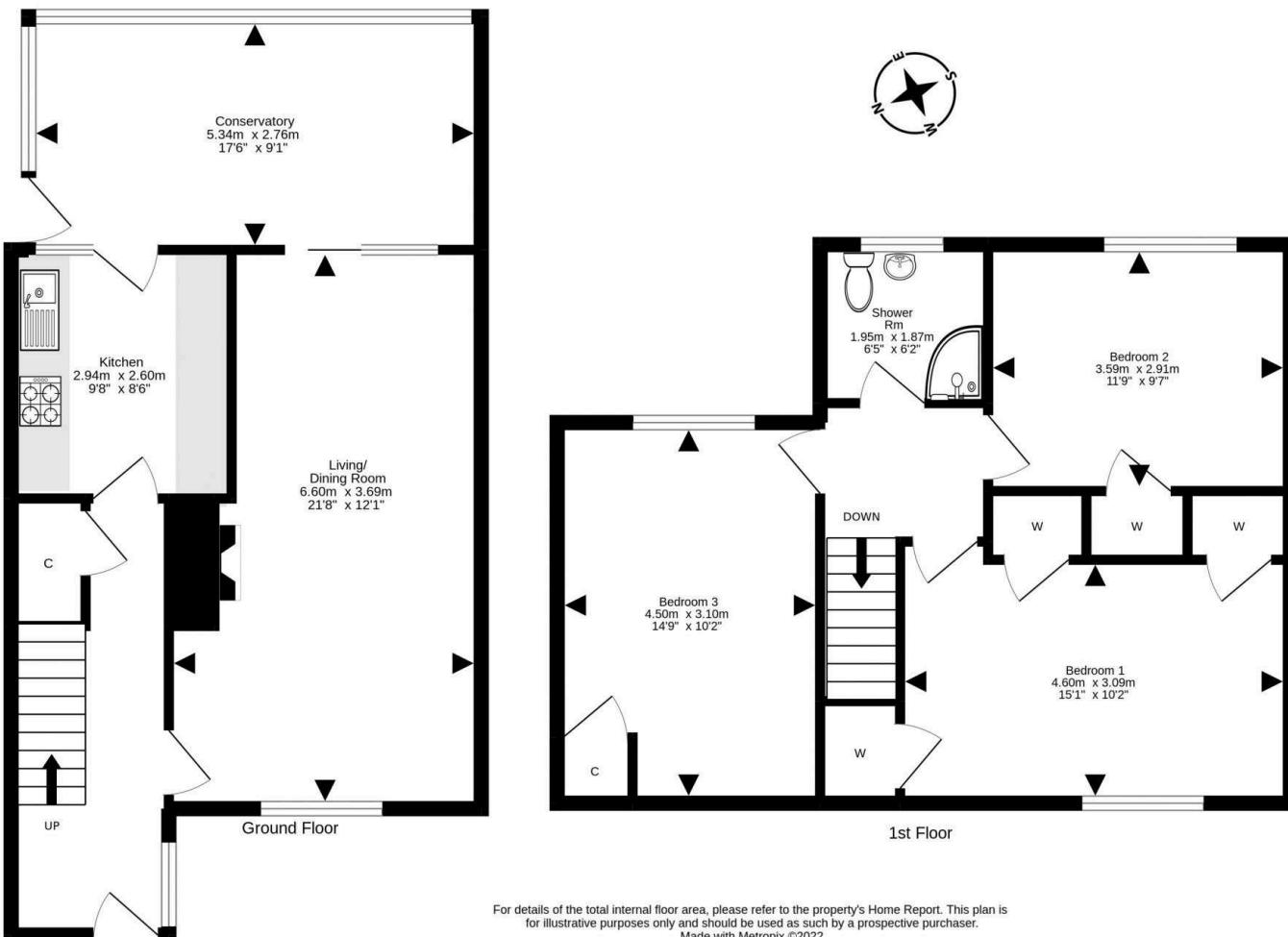
Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances and the washing machine. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items including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

Price & Viewing

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

EPC Band - D





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

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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