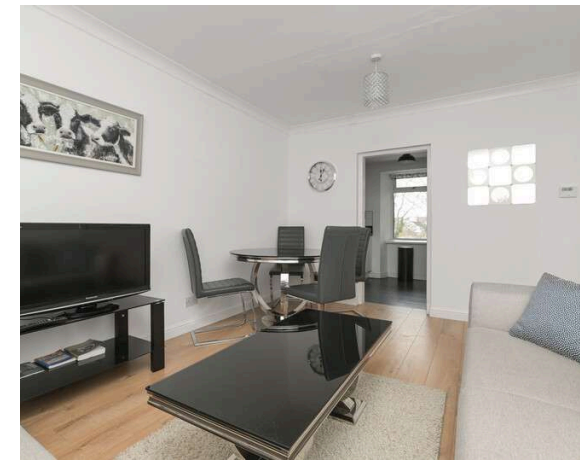




12 Main Street, GOREBRIDGE, EH23 4BY

www.mcdougallmcqueen.co.uk



Superb first-time purchase or downsizing opportunity with main door ground floor living. McDougall McQueen are delighted to present to the market this lovely bright and spacious traditional main door ground floor two-bedroom 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 or is ideal for those looking for ground floor living. The property is presented in walk-in condition throughout and provides spacious living accommodation. Parking is on-street in and around the property and surrounding streets. This property is sure to attract a lot of interest given its superb location and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule with storage
- Inner hallway
- Spacious living and dining room with front facing window
- Fitted kitchen with a range of base and wall units, gas hob, oven, extractor, fridge freezer and washing machine
- Lovely family bathroom with three-piece white suite, shower over the bath, shower screen, wc and sink with towel radiator
- Double bedroom one with front facing window and built-in storage
- Double bedroom two with rear facing window and built-in storage
- Double glazing
- Gas central heating
- Ample 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.

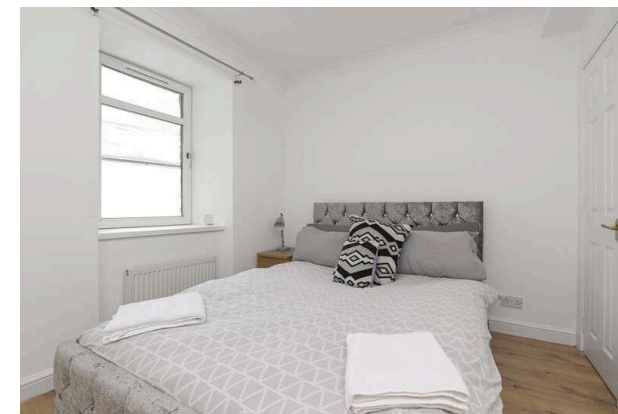
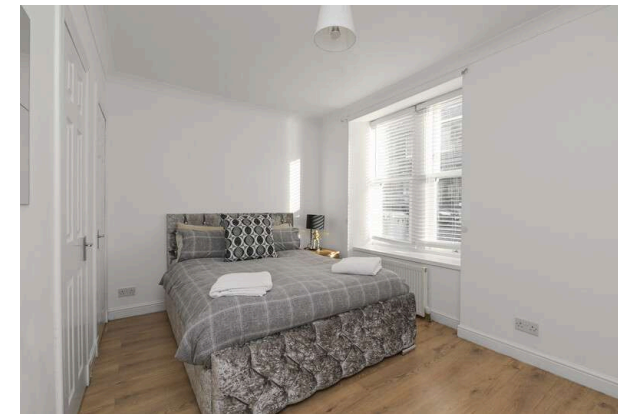
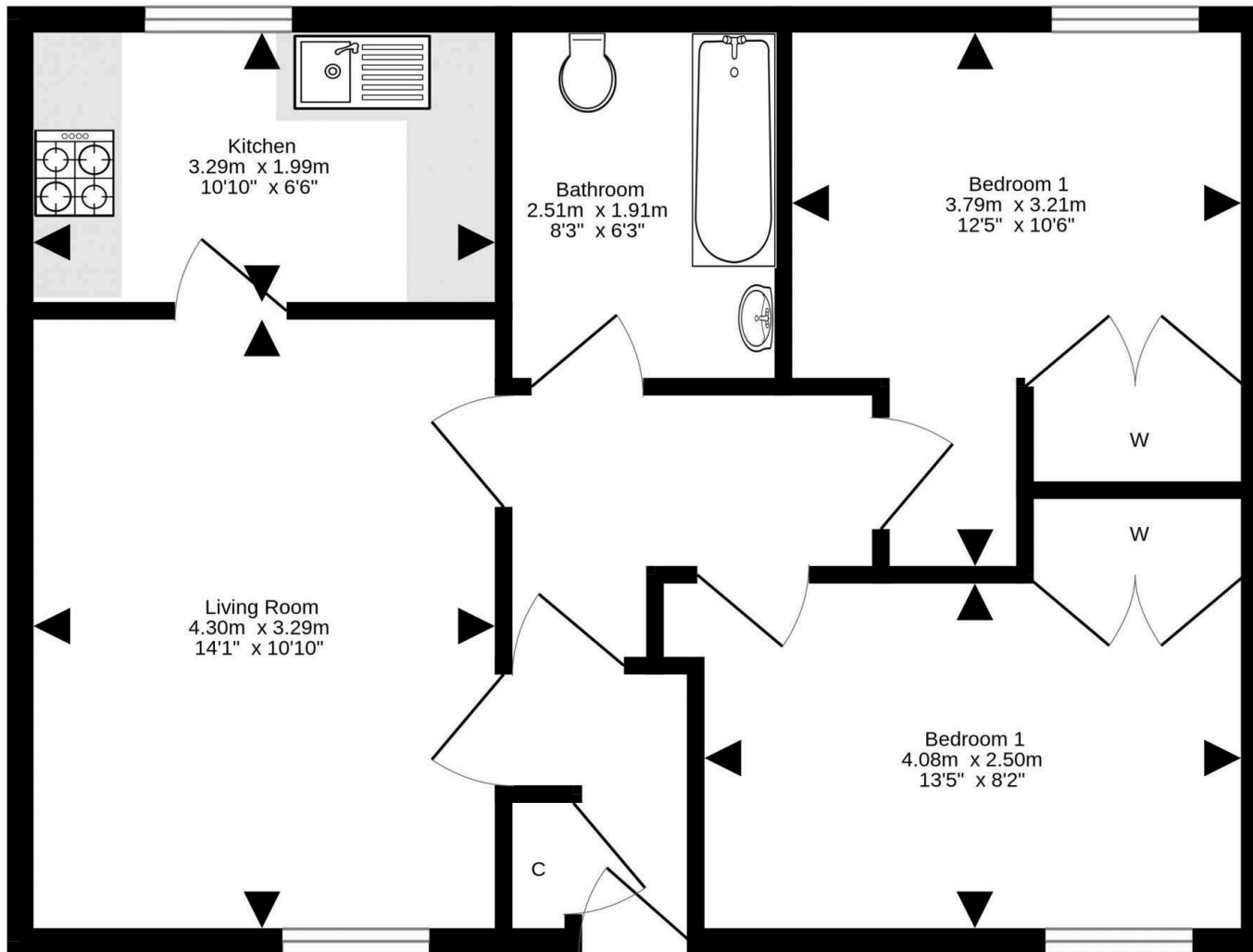
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and free-standing white goods. Other items including furniture may be available by negotiation. 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



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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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