










Offers Over

£485,000

36 Dewarton

Gorebridge | Midlothian | EH23 4NX

This exceptionally appealing detached bungalow rests on spectacular leafy gardens, enjoying a delightful semi-rural location in the charming Midlothian hamlet of Dewarton. Bordered by rolling fields and countryside, yet accessible to Edinburgh City Centre, the house offers superb potential to extend into a substantial attic space and to create an individually designed family home within beautiful surroundings.

-  3 bedroom
-  3 public room
-  3 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

The internal accommodation briefly comprises: tiled vestibule leading into the main hallway with ceiling hatch to a large attic space and convenient guest WC, spacious reception room with focal fireplace/wood burner, coving to ceiling and sliding doors leading directly out to the rear garden, steps lead up to a versatile dining/family room which in turn gives access to a timber conservatory with heating and spectacular garden views, breakfasting kitchen which has been fitted with an excellent selection of wood units, with coordinated worktops, built-in appliances and space for a table and chairs, utility room with sink and plumbing in place for a washing machine, generously proportioned principal bedroom with fitted mirrored wardrobes and luxury en-suite with corner bath, counter sunk sink, WC, bidet and separate shower enclosure, and two further double bedrooms, both with storage and en-suite facilities.



Extras

All floor coverings, curtain poles, light fittings, blinds and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a gated driveway which leads to a double garage and provides superb off-street parking for numerous vehicles. The property is surrounded by well-tended mature garden grounds, comprising areas of lawn, a wide variety of shrubs and bushes, climbing plants and a paved seating area. The gardens have a delightfully private feel, enjoy high volumes of sunlight and back on to the adjacent fields and countryside.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

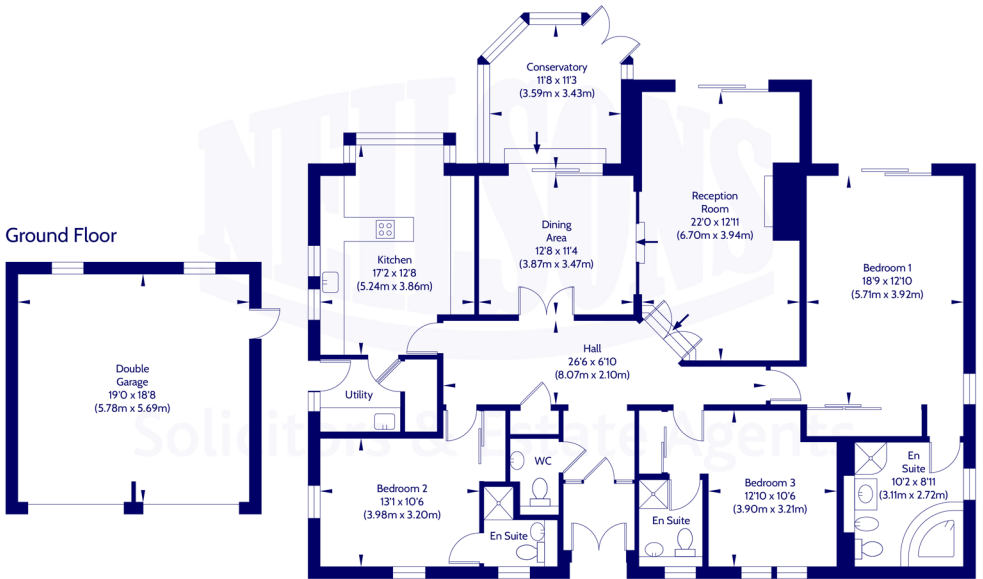
Nestling on the fringes of Vogrie Country Park, Dewartown is a picturesque Hamlet located near to Pathhead and the Midlothian town of Gorebridge, a popular historic town lying approximately twelve miles from Edinburgh City Centre. Well suited to the commuter, there is easy access to the A7, A68, Edinburgh City Bypass and Gorebridge Railway station offering regular services to Edinburgh and the Borders. The town centre benefits from local amenities and convenience stores and is a short drive from a 24 hour Tesco and Straiton retail park which provides a Sainsbury's supermarket, M&S food store and other high-street names along with an IKEA. Schooling at all levels is available within close proximity.





Approx. Gross Internal Floor Area 178.49 Sq M / 1921 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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