



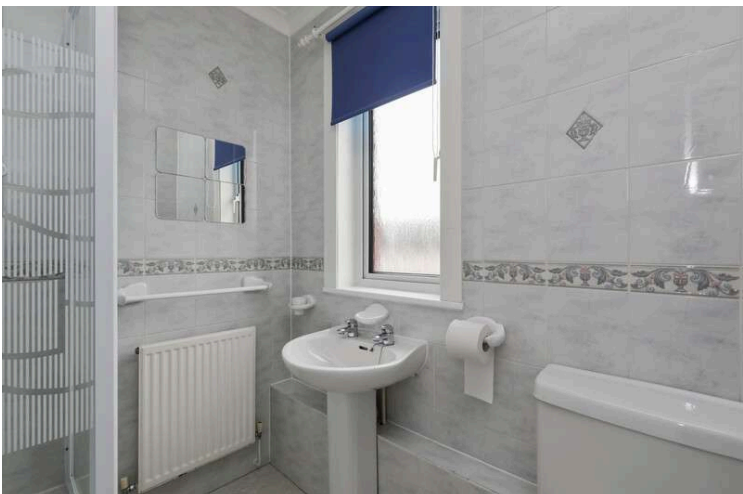
6 Swan Crescent, Gorebridge, Midlothian, EH23 4UL

www.mcdougallmcqueen.co.uk



Another great family home which is not to be missed. McDougall McQueen are delighted to present to the market this spacious, three-bedroom semi-detached house, set in a popular residential area in the lovely Midlothian town of Gorebridge. This property provides great family living space and is presented in good clean condition throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping and schooling Gorebridge has on offer. The property itself will make an ideal first purchase or would be great for those with a young family looking for a bigger property. There are private garden grounds to the front, side and rear which are ideal for outside entertaining and a gated driveway provides off-street parking.

- Spacious family home
- Lovely views towards the Pentland Hills
- Entrance vestibule
- Hallway with side window and stairs to the upper level
- Ground floor shower room with electric shower, wc and sink
- Spacious living room with front facing window, electric fire, and fire surround
- Fitted kitchen with a range of base and wall units, touch control ceramic hob, extractor, double oven, and remaining white goods
- Upper hallway with side facing window and loft access
- Handy upper-level toilet with wc and sink
- Main bedroom with front facing twin windows and built-in wardrobes
- Bedroom two with window to the rear, airing store cupboard and including free-standing wardrobes
- Bedroom three with rear facing window
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear which are ideal for outside entertaining
- Gated driveway providing off-street parking
- Greenhouse and shed



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.

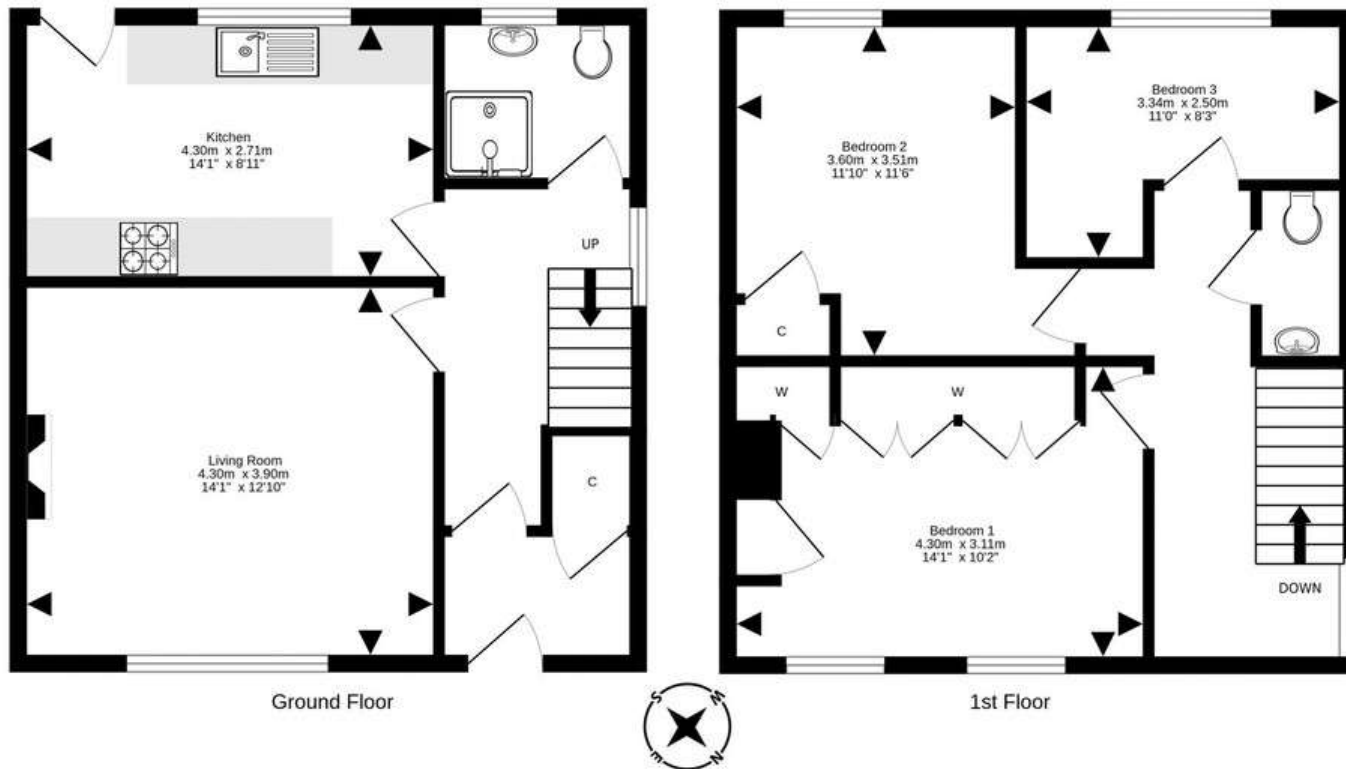
Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, double oven, hob, extractor, remaining white goods, free standing wardrobes in bedroom two, greenhouse and shed. 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.

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. Made with Metropix ©2023



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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.

