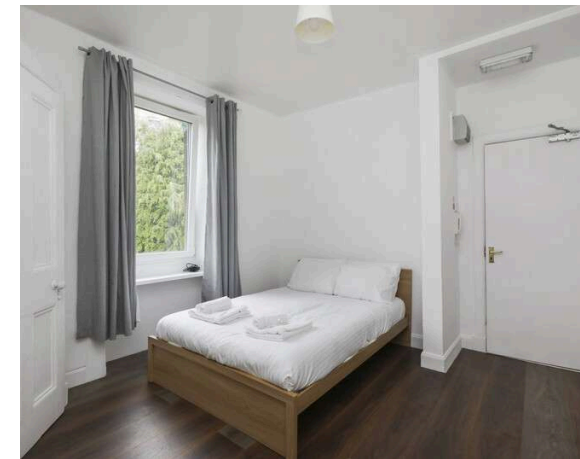




24 Main Street, Gorebridge, Midlothian, EH23 4BY

www.mcdougallmcqueen.co.uk



Superb ready-made commercial opportunity providing an excellent return and rental yield. McDougall McQueen are delighted to offer to the market this former HMO which is currently being used as short-term rental accommodation, located in the heart of the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all the transport links, including the local train station, providing links to central Edinburgh, the Borders, and the surrounding towns and villages. Presented in good condition throughout having been recently upgraded this property offers the flexibility and potential to operate as an HMO, short term rental units, or a B&B. This is a great investment opportunity which should not be missed and we would recommend viewing at your earliest convenience.

- Main door entry with ground floor storage
- First floor hallway
- Communal fitted kitchen
- Communal shower room
- Bedroom with rear facing window and built-in wardrobe
- Bedroom with front facing window and two built-in wardrobes
- Bedroom/communal living area with twin windows to the front and built-in storage
- Upper landing
- Bedroom with large bay style window to the front and built-in wardrobe
- Self-contained studio apartment one, with open plan bedroom, living and kitchen area with separate shower room
- Self-contained studio apartment two, with open plan bedroom, living and kitchen area with separate shower room
- Mostly double glazed with a gas central heating system



Location

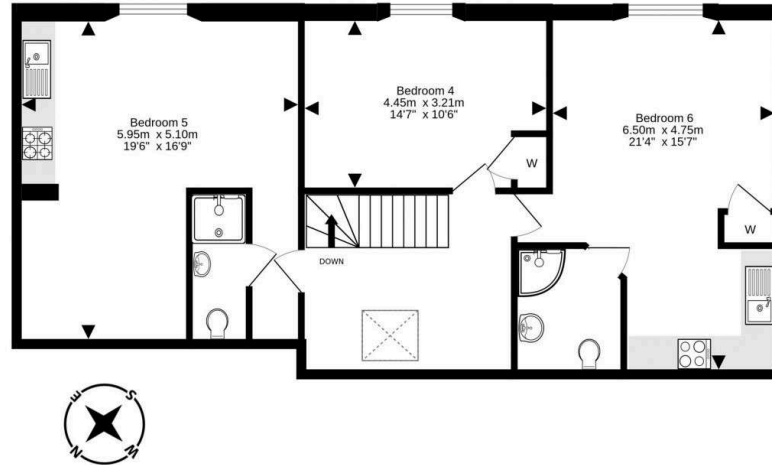
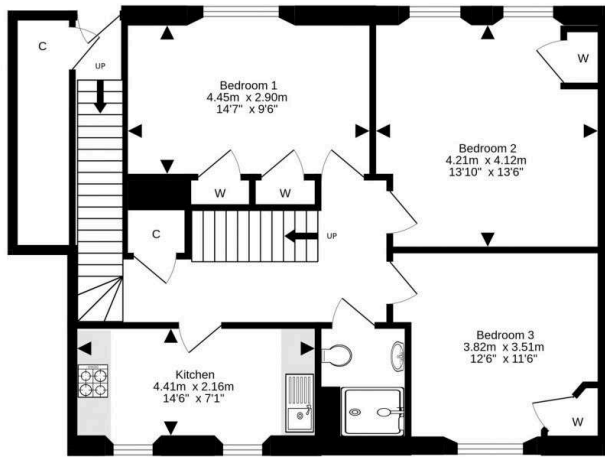
Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular 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, and all integrated appliances. 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. Other items including items of furniture may be available by negotiation.

Price & Viewing

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



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



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

