



1 Vogrie Place, Gorebridge, Midlothian, EH23 4DH

www.mcdougallmcqueen.co.uk



Fabulous opportunity for the first time buyer, families and investors alike. McDougall McQueen offer to the market this well-proportioned three bedroom semi-detached property offering bright and spacious accommodation with generous gardens to the front and to the rear. The property is located in the popular village of Gorebridge, close to local amenities and schooling with the Borders Rail Station offering a swift commute to Edinburgh. We would recommend an early viewing.

- Welcoming reception hallway
- Bright and spacious living room front facing
- Kitchen with storage cupboards, rear hall with a storage cupboard and door to access the rear garden
- Front facing double bedroom with a useful storage cupboard
- Rear facing double bedroom with a storage cupboard
- Bedroom three rear facing with a storage cupboard
- Hatch to attic.
- Bathroom located on the ground floor comprising WC wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Generous gardens to the front and rear
- On street parking



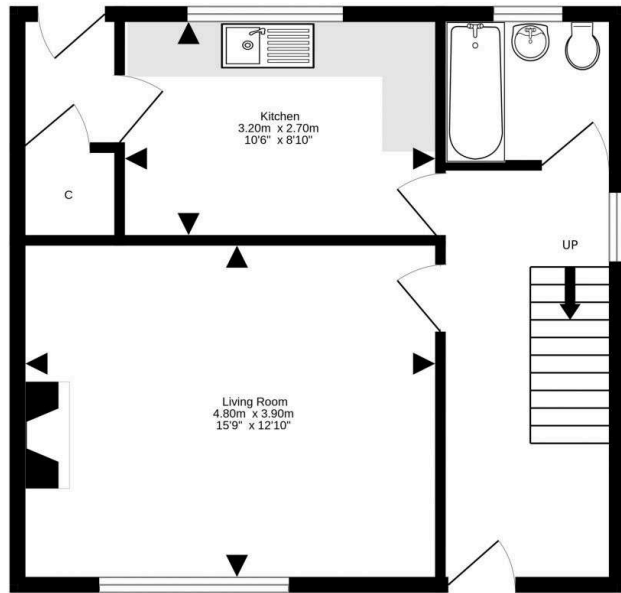
Location

Gorebridge is a long-established and expanding rural Midlothian village, some 10 miles south-east of Edinburgh. Popular with commuters, the village offers a range of local amenities along the main street, including a supermarket store, a variety of leisure and recreational facilities and five primary schools; whilst the highly-regarded Newbattle High School is the catchment secondary school. Nearby Dalkeith offers all the range of amenities expected of a large town; whilst Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. In addition, there is an excellent bus service, a station on the Borders Railway, and the A7 providing swift links to the bypass and motorway network.

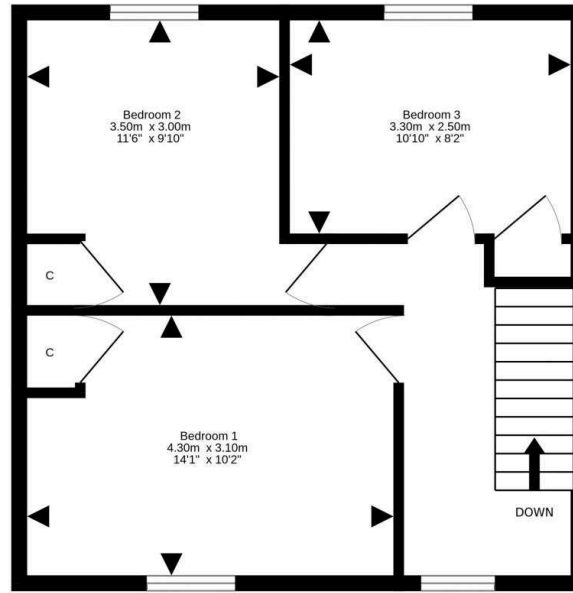
Price & Viewing

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

EPC Band - C



Ground Floor
43.4 sq.m. (467 sq.ft.) approx.



1st Floor
41.1 sq.m. (442 sq.ft.) approx.

TOTAL FLOOR AREA : 84.4 sq.m. (909 sq.ft.) approx.

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.
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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.

