



6 John Bernard Way, Gorebridge, Midlothian, EH23 4JZ

www.mcdougallmcqueen.co.uk



Lovely detached and extended family home. McDougall McQueen are delighted to offer this spacious three-bedroom house providing modern flexible accommodation over two levels. The property is close to all local amenities and is only a short walk from Gorebridge train station. The accommodation is presented in good clean condition throughout, having been improved and enhanced by its current owners, with private garden grounds to the front, side, and rear providing a great space for outside entertaining. A driveway provides off-street parking and access to a detached garage which has light, power, and overhead storage. This lovely family home and its excellent location, is sure to prove to be very popular with many buyers and we would recommend viewing at your earliest convenience to avoid disappointment.

- Entrance hallway
- Ground floor WC
- Bedroom three with front facing window
- Living and dining room with front facing window, electric fire with feature fire surround, and patio doors to the conservatory
- Good sized dwarf wall conservatory with power and heating
- Fitted kitchen with a range of base, wall, and larder units, gas hob, extractor, double oven, integrated fridge, integrated dishwasher, and integrated washing machine
- Upper hallway with loft ladder access and double store cupboard
- Main bedroom with front facing window and full width fitted wardrobes
- Bedroom two with window to the rear and full width fitted wardrobes and eaves storage
- Family shower/wet room with electric shower, wc and sink
- Private garden grounds to the front, side, and rear providing a lovely space for outside entertaining
- Double glazing and gas central heating
- Driveway for off-street parking
- Detached garage with light, power, and roof storage



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.

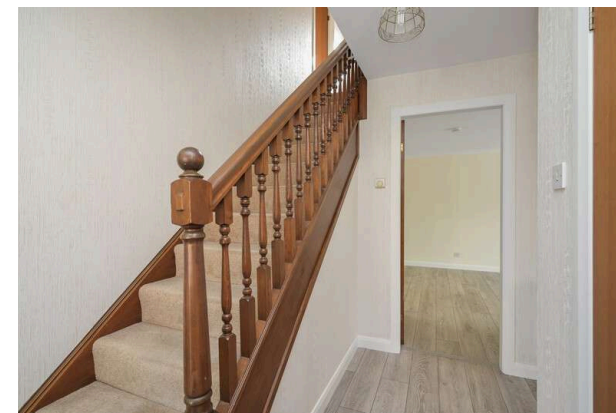
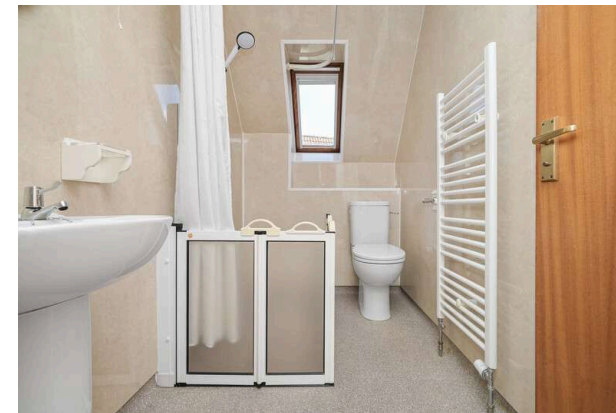
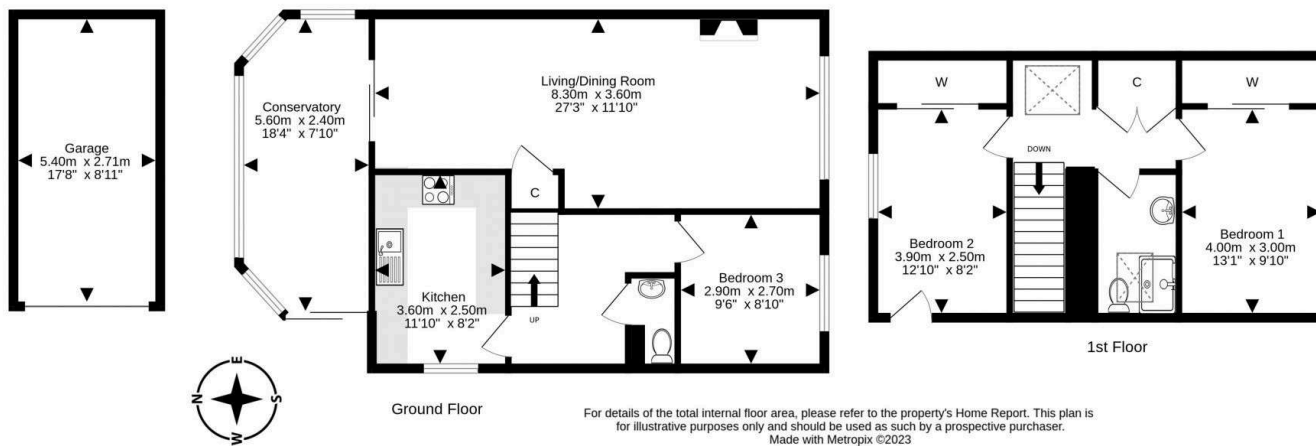
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.

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.

