



1a, Parkhill, Gorebridge, Midlothian, EH23 4BP

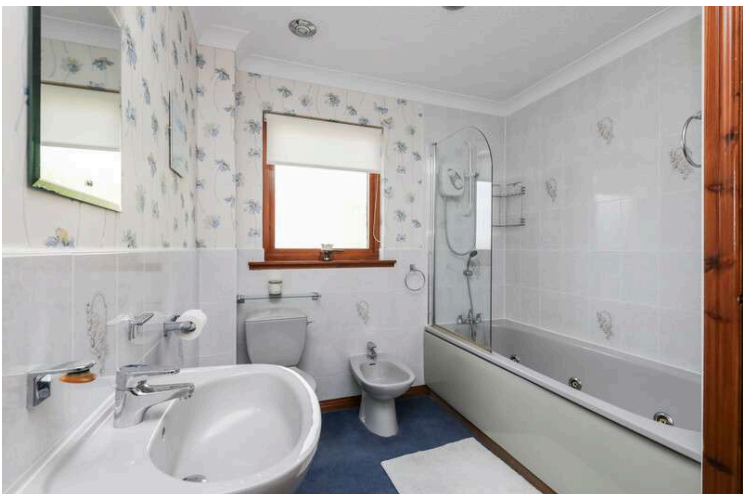
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Lovely bespoke light and spacious detached bungalow, commanding a wonderful quiet location close to the centre of Gorebridge Midlothian. McDougall McQueen are delighted to offer to the market this three-bedroom bungalow providing flexible accommodation all on ground floor level. The property is close to all local amenities and is within walking distance of Gorebridge train station. The accommodation is presented in clean order throughout but would now benefit from some light refurbishment. There are private garden grounds surrounding the property, providing a great space for relaxing and outside entertaining. A driveway provides off-street parking for three to four cars and access to a detached garage which has light, power, water, 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 vestibule
- Hallway with store cupboard and access via a Ramsay ladder to a floored loft with light
- Spacious and bright living and dining room with gas fire and surround, front facing window and patio doors to the rear in the dining area
- Breakfasting kitchen with a range of base and wall units, breakfast bar, touch control induction hob, double oven, and extractor
- Utility room
- Main bedroom with rear facing window and fitted wardrobes
- En-suite shower room with double shower cubicle, electric shower,

- wc and sink
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with front facing window, built-in wardrobes and store cupboard
- Family bathroom with jacuzzi bath, electric shower over the bath, shower attachment, shower screen, wc, sink, and a handy store cupboard
- Private garden grounds surrounding the property providing plenty of space for outside entertaining
- Double glazing and gas central heating
- Driveway with parking for several cars
- Detached garage with overhead storage, light, power, and water



## 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.

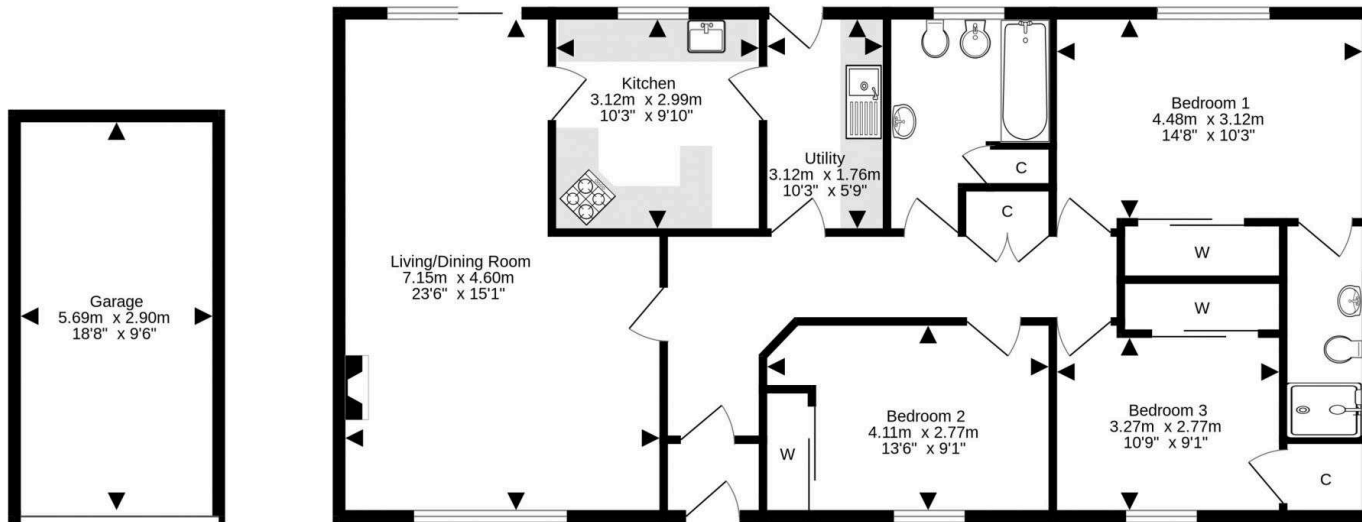
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and 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



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.

