



GILSONGRAY
LAW • PROPERTY • FINANCE

4 SOUTH QUARRY BOULEVARD
Gorebridge, Midlothian, EH23 4GL



This mid-terraced house in Gorebridge offers immaculately presented accommodation including a generous reception room, a kitchen, three bedrooms and a bathroom (plus a separate WC), and comes accompanied by front and rear gardens and access to unrestricted parking bays. The house forms part of a modern development and lies close to shops, schools, transport links, and scenic open spaces.

Extras: Integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Mid-terraced house in Gorebridge
- Part of a modern development
- Immaculately presented accommodation
- Entrance hall with storage and WC
- Spacious living/dining room with French doors onto garden
- Contemporary kitchen
- Principal bedroom with built-in storage
- Two further bedrooms
- Bathroom with shower over bath
- Private rear garden
- Unrestricted parking bays







"THIS THREE-BEDROOM MID-TERRACED HOUSE FORMS PART OF A CONTEMPORARY DEVELOPMENT AND OFFERS MODERN INTERIORS."





EPC RATING: C

COUNCIL TAX BAND: D

VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Shed

Approx. 2.5 sq. metres (26.9 sq. feet)

Shed
6'3" x 4'3"
1.90 x 1.30m

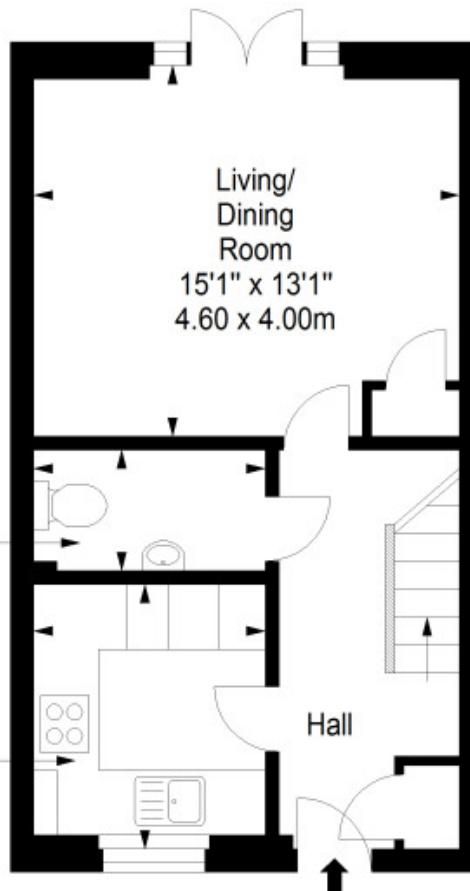


Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)

WC
8'2" x 4'3"
2.50 x 1.30m

Kitchen
9'6" x 8'2"
2.90 x 2.50m



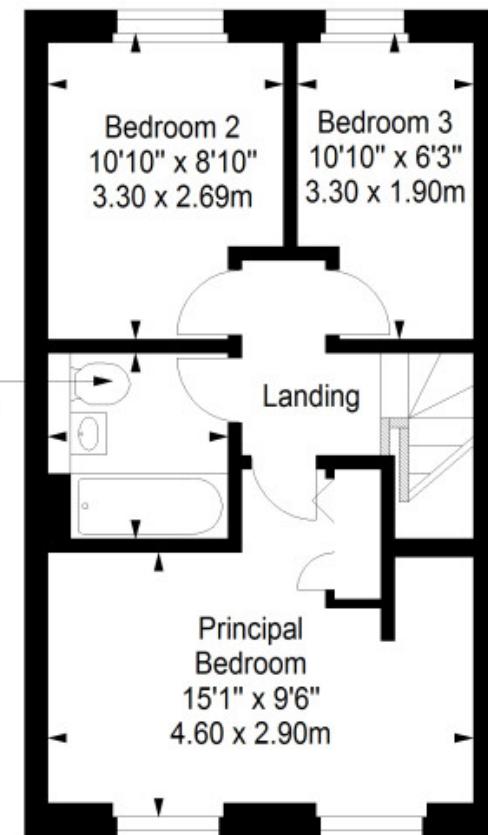
First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)

Bedroom 2
10'10" x 8'10"
3.30 x 2.69m

Bedroom 3
10'10" x 6'3"
3.30 x 1.90m

Bathroom
6'7" x 6'4"
2.00 x 1.93m



Total area: approx. 79.5 sq. metres (855.7 sq. feet)



GILSONGRAY.CO.UK

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0141 530 2021

EAST LOTHIAN

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01620 893 481

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BORDERS

01890 880 008



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