



23 The Crescent, Gowkshill, Midlothian, EH23 4PP

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Perfectly placed to take advantage of Midlothian's wealth of amenities lies this spacious lower villa. Ideal for those looking for one level living the property is well presented in neutral tones with accommodation comprising: welcoming entrance hall, bright front facing lounge with focal point fire place, breakfasting kitchen, three generous bedrooms - two of which are sizeable doubles and modern shower room. Further benefits include, gas central heating, double glazing and ample storage. Externally there are private gardens to the front and rear, the rear is particularly large and would be ideal for entertaining.

- Fantastic lower Villa
- Offering wonderful value for money
- Within a popular location
- Only 25 minutes via train link to the City centre
- Bright lounge
- Breakfasting kitchen
- Three generous bedrooms
- Modern shower room
- Gas central heating & double glazed
- Lots of storage
- Private gardens to the front & rear



## Location

Gowkshill is a small hamlet, nestled between the ever popular Newtongrange and Gorebridge which is located approximately eleven miles to the South East of Edinburgh City Centre. Offering 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 and the road networks are immediate to the City Centre and neighbouring Midlothian Towns and Villages. The Tweedbank trainline links the borders and the city and the nearest station is only a few minutes away from the property.

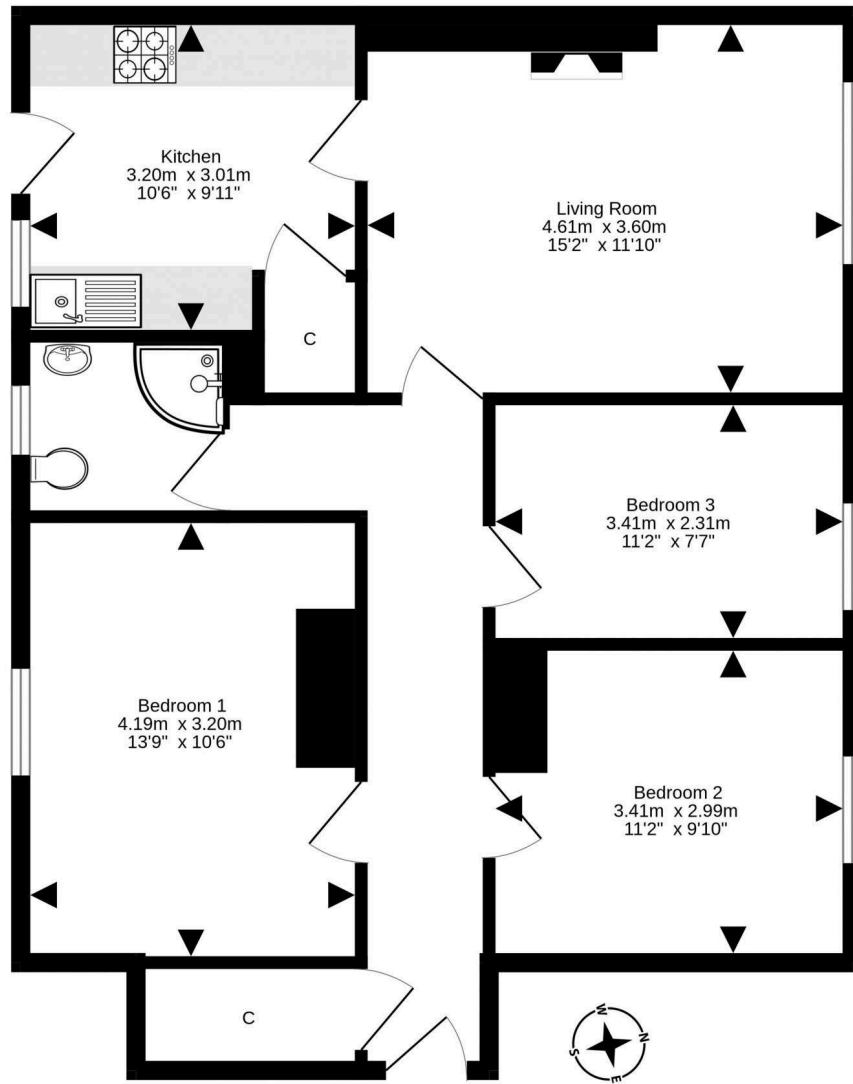
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, free standing white goods or other movable items included in the sale and these items are deemed sold as seen.

## 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.

