










Offers Over
£145,000

9 Juner Place

Gorebridge | Midlothian | EH23 4XG

This generously proportioned 3 bedroom semi-detached villa with sizeable private gardens to the front, side and rear is well positioned within the popular Midlothian town of Gorebridge, within close proximity to local amenities, reputable schooling and is within easy reach of excellent commuting and transport links.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Private Gardens
-  On-street parking
-  EPC Rating -D
-  Council Tax Band - C



Description

The bright and spacious accommodation now requires a full refurbishment providing a fantastic opportunity for those looking to put their personal touch on a home. Offering excellent potential, the property comprises; entrance vestibule and hallway with window to side and staircase leading to the upper landing. There is a front facing spacious lounge with fireplace housing the electric fire. The kitchen is located to the rear with outlook over the garden and leads to the rear hall with large cupboard and door to garden. The shower room is located downstairs and comprises of a three piece suite with electric shower. Upstairs landing leads to all three double bedrooms, all with built-in storage. The property benefits from gas central heating with combi boiler, partial double glazing and an insulated attic.



Extras

The property shall be sold as seen.

Gardens and parking

The property benefits from a spacious plot with sizeable gardens to the front, side and rear. On-street parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Gorebridge, an active and thriving community, situated in the county of Midlothian, some ten miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving every day needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses. Local schooling is available close at hand, with Gorebridge Primary only moments away by foot.



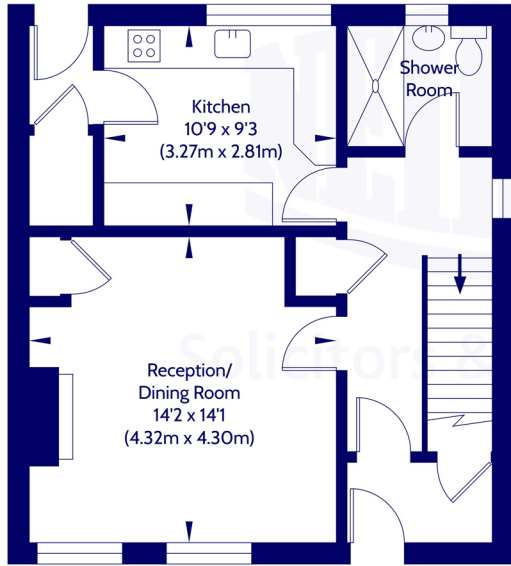
Approx. Internal Area 94.32 Sq M / 1015 Sq Ft.

Not to scale. For identification only.

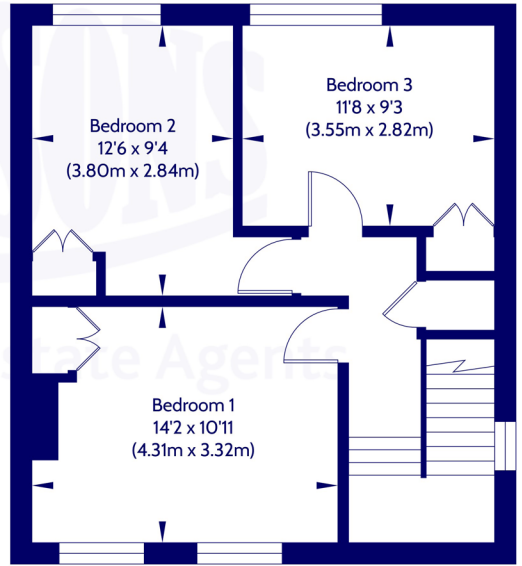
© www.planography.co.uk 2024



Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

