



A great opportunity to get on the property ladder, ideal for first time buyers, possible downsize opportunity or rental investment. McDougall McQueen are delighted to offer to the market this lower ground floor studio apartment. Located in a central location in the lovely Midlothian town of Gorebridge. Ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property is presented in good clean condition throughout and has the added advantage of having its own garden grounds with ample on-street parking. This is a great opportunity which should not be missed and we would recommend viewing at your earliest convenience.

- Own main door entry
- Living room and kitchen area with a range of units, electric hob, oven, free-standing washing machine and fridge freezer
- Bedroom area with built-in storage
- Shower room with electric shower, wc and sink
- Double glazing and electric wet central heating system
- Garden grounds

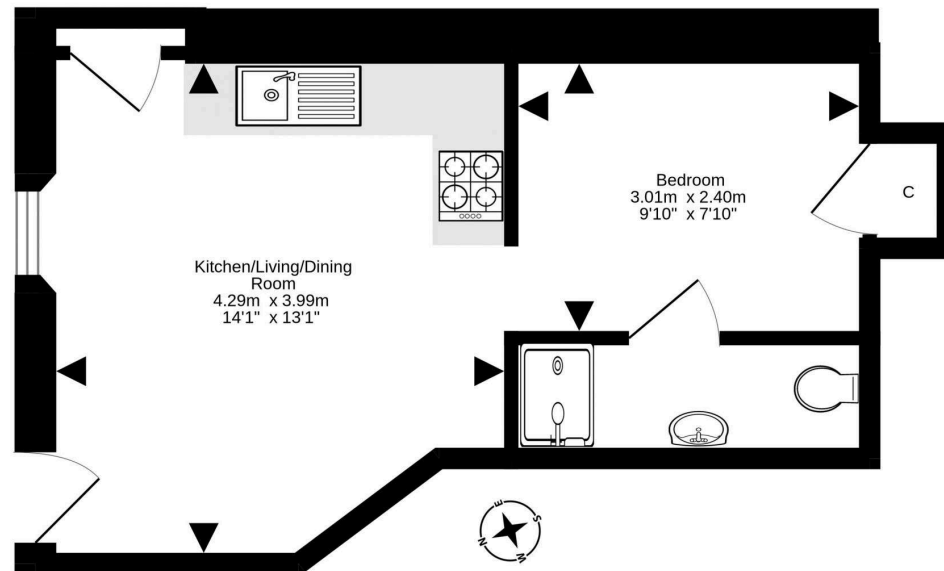
## Location

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.

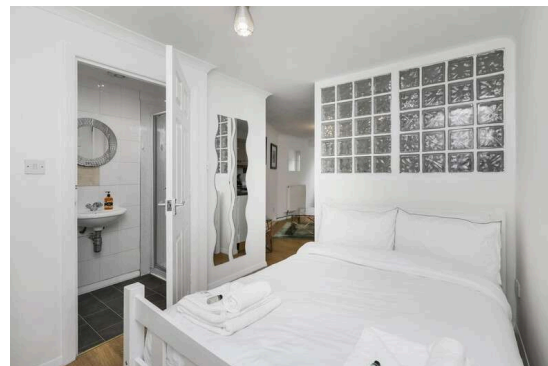
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



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. Made with Metropix ©2023



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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.

