



43 Glen View Road, Gorebridge, Midlothian, EH23 4BS

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Superb opportunity to purchase this main door lower two-bedroom flat, an ideal first-time purchase, a downsize opportunity for those looking for ground floor living and an ideal Buy to Let investment. The property is in a quiet, mature residential estate within the lovely town of Gorebridge, Midlothian. It is ideally placed to take advantage of all the transport links, including a local train station, shopping and schooling Gorebridge has on offer. The property itself is presented in excellent condition and represents excellent value in today's property market. There are private garden grounds to the front and rear, an allocated parking space and additional visitor parking opposite and throughout the estate. This is a great opportunity which should not be missed and we would recommend viewing at your earliest convenience.

- Superb opportunity competitively priced
- Set within a mature modern development
- Ground floor living with own main door entry
- Hallway with ample storage
- Spacious living room
- Fitted kitchen with a range of base, wall and larder units, electric hob, extractor, oven, washing machine and fridge freezer
- Bedroom one with front facing window and to include free-standing wardrobes
- Bedroom two with built-in mirrored wardrobes and including free-standing wardrobes
- Bathroom with raindrop shower and shower attachment over the bath, shower screen, wc and sink with wall mount vanity unit
- Double glazing and gas central heating
- Private garden grounds to the front and rear



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.

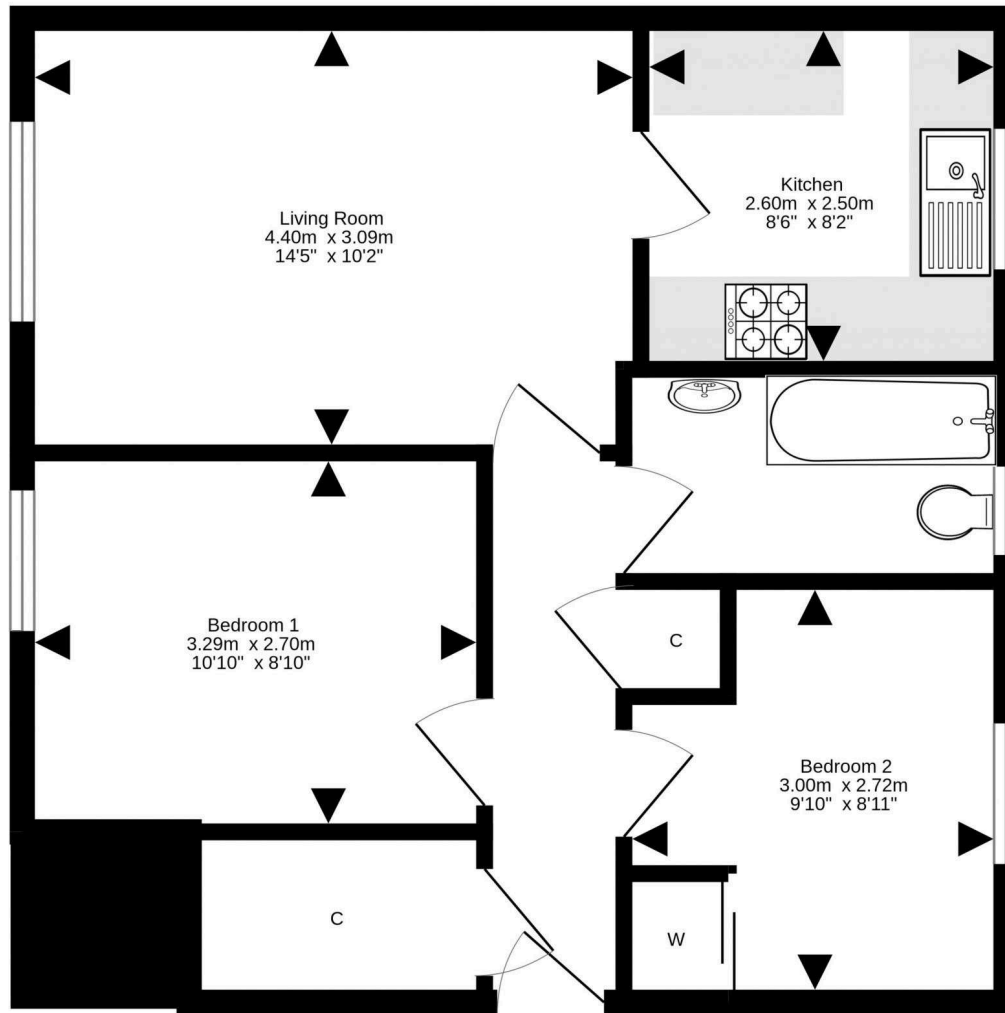
Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods, free-standing wardrobes in the bedrooms, and the garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.

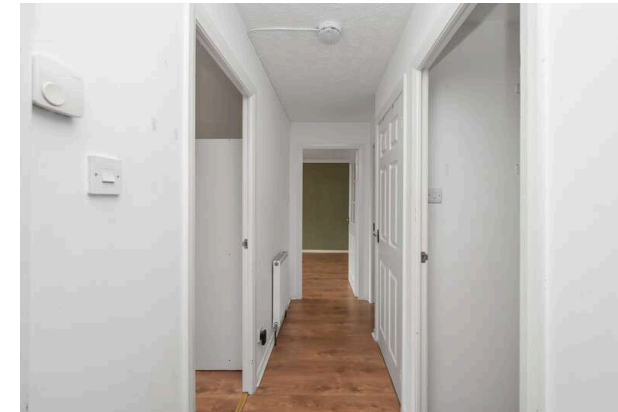
Price & Viewing

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.

