

## 3 Yorkston Cottages Gorebridge EH23 4SS

Offers Over £235,000

- Large living/kitchen/dining room featuring stunning log burner
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances
- Two double bedrooms with master featuring storage area
- Bathroom fitted with three-piece suite and mains shower over bath with rainwater shower head
- Mezzanine level
- Hallway with large storage cupboard
- Electric heating and double glazing throughout
- Patio area to both front and rear
- On-street parking



1



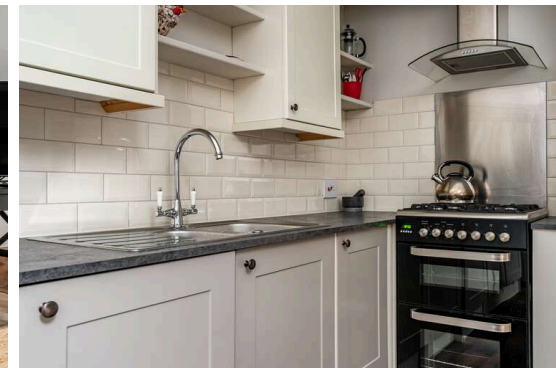
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## Cottage

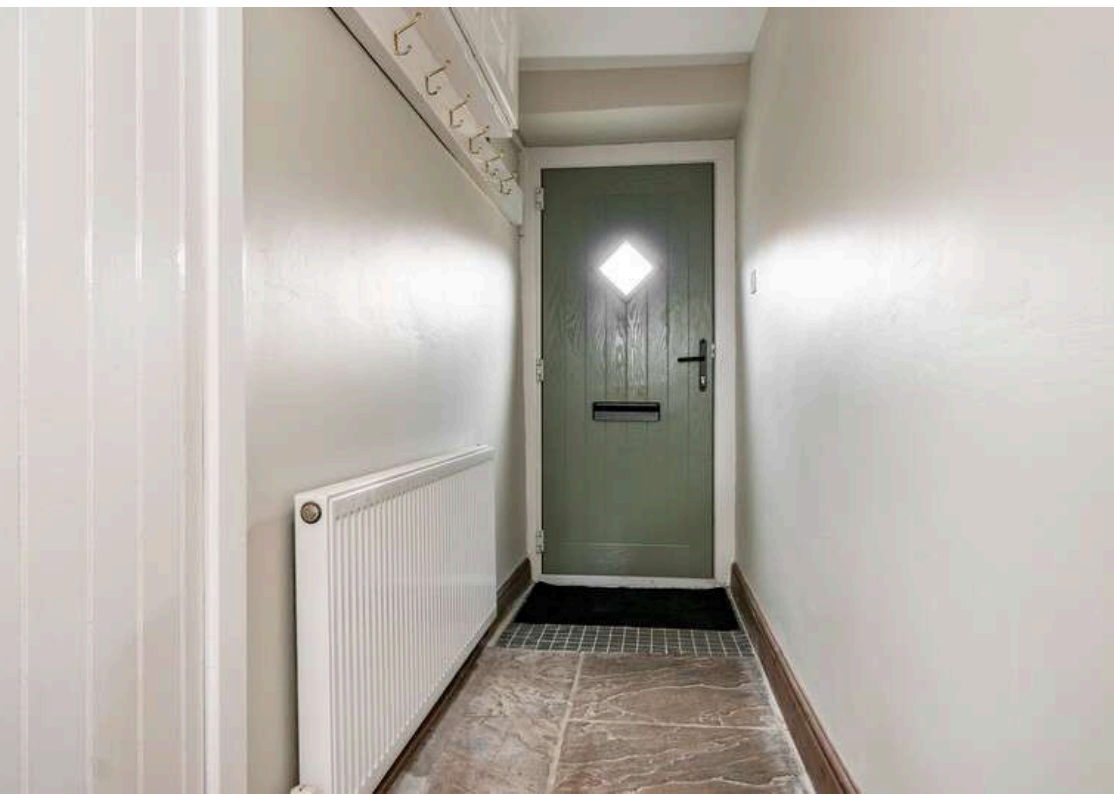
Blair Cadell are delighted to bring to market this beautifully presented terraced cottage with stunning surroundings that is the ideal country retreat with the benefit of great transport links to the city centre via nearby Gorebridge.

The accommodation comprises of a beautifully presented living/kitchen/dining room with a fantastic log burner that is the perfect place for relaxing with friends and family on those colder winter days and nights, with stunning high ceilings and Velux windows the room is flooded with natural light and is the true heart of the home. The kitchen is fitted with a range of floor and wall mounted units, integrated appliances and a gas hob and electric oven which is included in the sale. There are two double bedrooms with the master featuring built in hanging area offering plenty of useful storage space. The bathroom is fitted with a three-piece suite featuring a fantastic mains rainwater shower over the bath. There is a sweet mezzanine level that is the perfect retreat to relax and reflect. Electric heating and double glazing throughout. A lovely patio area to the rear of the property with a useful log store and shed that is perfect for barbeques in the summer months along with a private front garden that is a great sun trap. On-street parking is also available.

The property lies on the edge of the Gorebridge with great links to the city. Gorebridge is located approximately 10 miles south east of Edinburgh which can be accessed by the rail service which runs regularly late into the evening or by car or a regular bus service that runs close by. The town is served by primary schools with secondary education at Newbattle and Lasswade. The town has ample shopping facilities itself plus there is a Tesco superstore in Eskbank and the Straiton Retail Park is a short drive away. Recreational facilities include the local leisure centre with a swimming pool, bowling club, library and in the surrounding area there are many golf courses as well as Dalkeith country park which is a short drive away

**Viewing by appointment on 0131 337 1800**

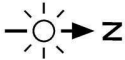




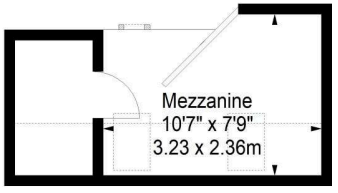
**Yorkston Cottages, EH23 4SS**



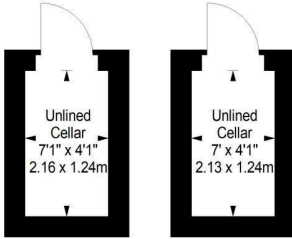
Approx. Gross Internal Area  
570 Sq Ft - 52.95 Sq M  
Mezzanine  
Approx. Gross Internal Area  
102 Sq Ft - 9.48 Sq M  
Unlined Cellars  
Approx. Gross Internal Area  
60 Sq Ft - 5.57 Sq M  
For identification only. Not to scale.  
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Ground Floor



Mezzanine



Lower Ground Floor



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