



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**1 SOUTH QUARRY GARDENS**

Gorebridge, Midlothian, EH23 4GX



Boasting a wealth of living space, four bedrooms, two shower rooms, a bathroom, and a separate WC, this generous detached house forms part of a modern development in Gorebridge. It is well-presented with attractive, modern interiors and is accompanied by a good-sized garden and a detached double garage. The home and its location, close to the amenities Gorebridge has to offer, are sure to appeal to families and those looking for a quiet retreat yet still within easy reach of Edinburgh.

Extras: integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Generous detached house in Gorebridge
- Part of a modern development
- Tasteful interiors
- Hall with storage and WC
- Large, dual-aspect living room
- Spacious kitchen/dining room with garden access
- Useful study
- Five well-proportioned bedrooms
- Two en-suite shower room
- Four-piece family bathroom
- Good-sized rear garden
- Detached double garage







"THIS FOUR-BEDROOM,  
THREE-BATHROOM  
DETACHED HOUSE IN  
GOREBRIDGE REPRESENTS  
AN IDEAL FAMILY HOME."





EPC RATING:



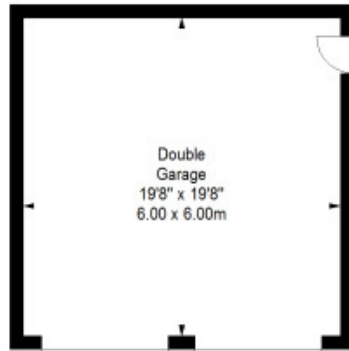
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

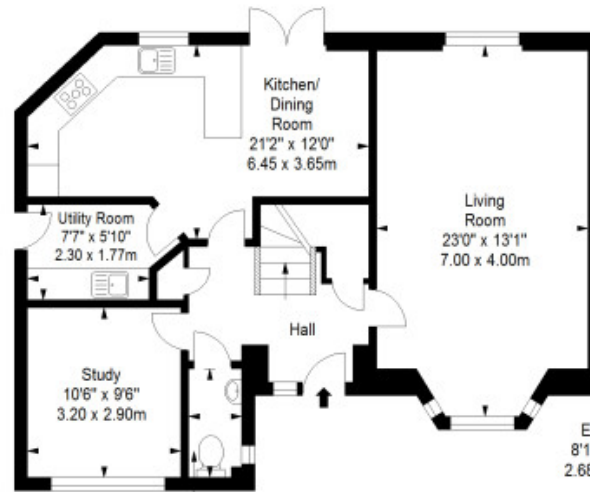


Double Garage  
Approx. 36.0 sq. metres (387.5 sq. feet)



Double Garage  
19'8" x 19'8"  
6.00 x 6.00m

Ground Floor  
Approx. 74.1 sq. metres (797.6 sq. feet)



Kitchen/  
Dining  
Room  
21'2" x 12'0"  
6.45 x 3.65m

Living  
Room  
23'0" x 13'1"  
7.00 x 4.00m

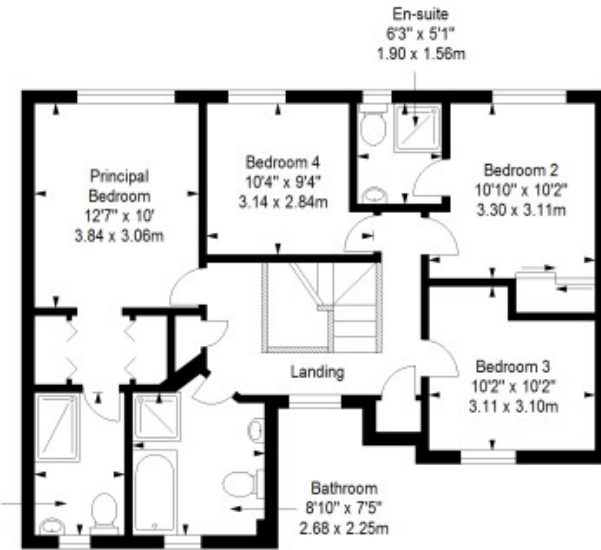
Utility Room  
7'7" x 5'10"  
2.30 x 1.77m

Study  
10'6" x 9'6"  
3.20 x 2.90m

WC  
6'8" x 3'3"  
2.04 x 1.00m

Total area: approx. 183.9 sq. metres (1979.5 sq. feet)

First Floor  
Approx. 73.8 sq. metres (794.4 sq. feet)



Principal  
Bedroom  
12'7" x 10'  
3.84 x 3.06m

Bedroom 4  
10'4" x 9'4"  
3.14 x 2.84m

Bedroom 2  
10'10" x 10'2"  
3.30 x 3.11m

Bedroom 3  
10'2" x 10'2"  
3.11 x 3.10m

Bathroom  
8'10" x 7'5"  
2.68 x 2.25m

En-suite  
8'10" x 5'7"  
2.68 x 1.69m

En-suite  
6'3" x 5'1"  
1.90 x 1.56m



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GILSONGRAY.CO.UK

## EDINBURGH

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0131 516 5366



## GLASGOW

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0141 530 2021



## EAST LOTHIAN

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## DUNDEE

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01382 201 000



## BORDERS

01890 880 008



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CHARTERED FIRM

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