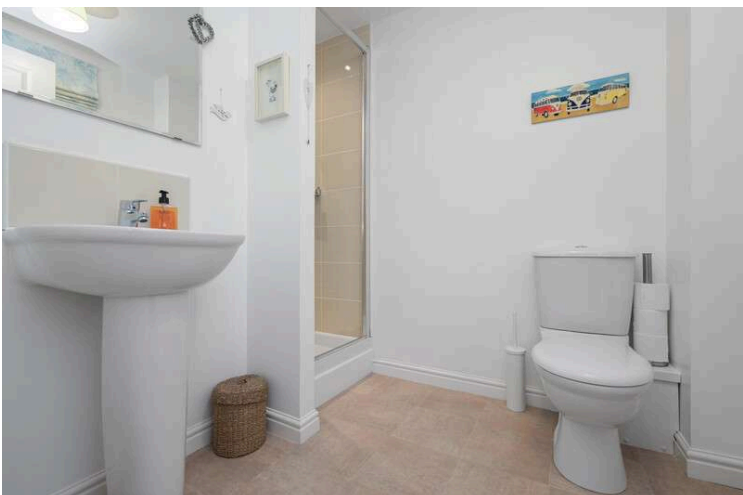
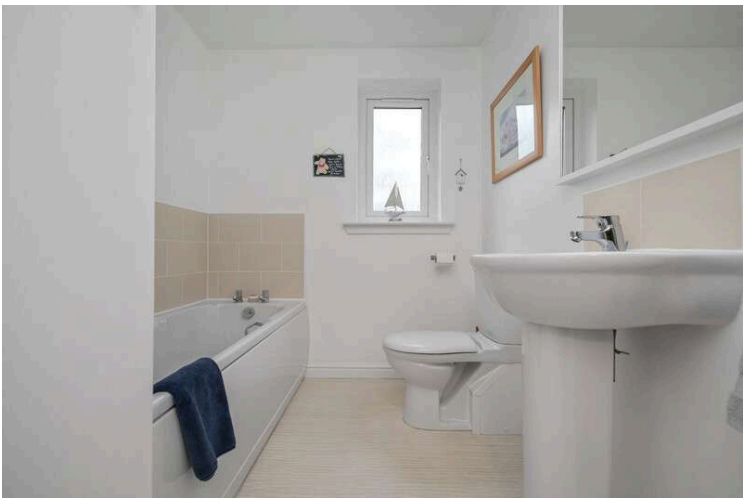


Rarely available this delightful and substantial four bedroom detached property arranged over two levels offering excellent well-proportioned family living, with private gardens to the front and rear, single garage and driveway. The property further benefits from a detached garden room in the rear garden set within a factored residential estate. The property is ideally located in the popular and thriving village of Gorebridge close to many local amenities and schooling whilst being an easy commute to Edinburgh with a regular bus and train service, by car, the City Bypass is within easy reach. Presented to the market in excellent condition throughout we would recommend an early viewing.

- Reception hallway offering good storage.
- Bright and spacious living room front facing with fireplace and electric fire inset.
- Fabulous dining kitchen with a range of wall and base units along with integrated appliances, French doors allow direct access to the rear garden.
- Utility room housing the boiler, downstairs cloaks comprising WC, wash hand basin.
- Upper landing linen cupboard and hatch to partially floored attic accessed by a fixed ladder.
- Master bedroom front facing with built in wardrobe storage and en-suite shower room.
- Double bedroom front facing with wardrobe storage, Jack & Jill shower room.
- Double bedroom rear facing, Jack & Jill shower room.
- Rear facing double bedroom.
- Family bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing throughout.
- Rear south facing enclosed private garden with a patio area along with a beautiful garden room making an excellent home office space.
- Single garage, driveway and private garden to the front.



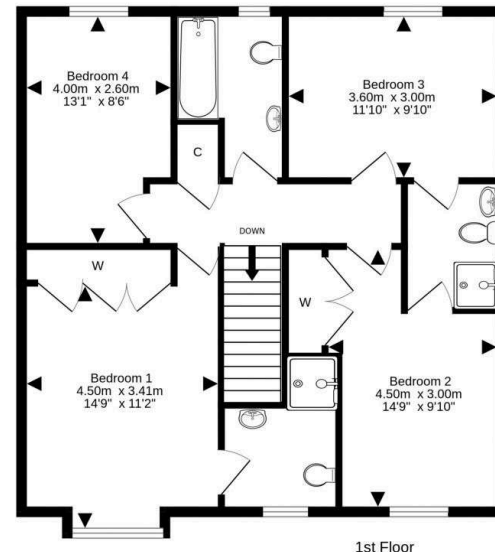
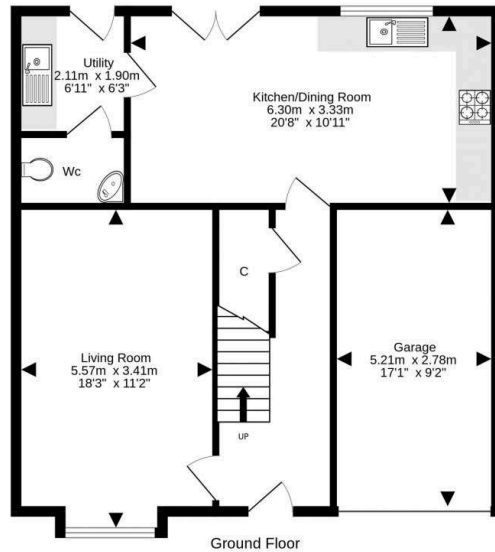
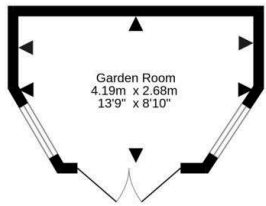
Location

The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There are a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.

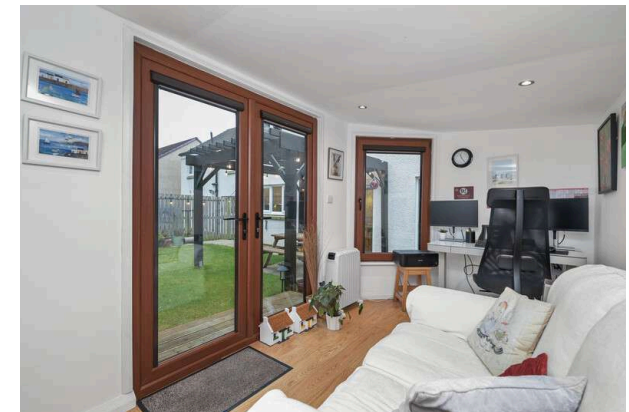
Price & Viewing

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. Made with Metropix ©2024



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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.

