



FOR SALE
RALPH SAYER
0131 225 5567
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RALPH SAYER
SOLICITORS & ESTATE AGENTS

9 South Quarry Drive

Gorebridge, EH23 4GS

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Ralph Sayer are delighted to market this fabulous three bedroom semi-detached villa presented to the market in true 'move in' condition. Well located in a modern development in the popular village of Gorebridge close to schooling, local amenities including a variety of shopping options and excellent transport links including the Borders Rail Link to Edinburgh. Perfect for first time buyers or a small family, we would recommend early viewing.

Property Summary

- Reception hallway
- Ground floor WC
- Modern fitted kitchen with integrated appliances
- Good sized lounge/diner with storage cupboard and French doors giving access to the rear garden
- Staircase to the upper level
- Large storage cupboard
- Hatch to attic
- Master bedroom with built in wardrobe storage and en-suite shower room
- Rear facing double bedroom
- Third bedroom/study also facing the rear
- Bathroom comprising WC, wash hand basin and bath
- Gas central heating and double glazing throughout
- EPC Rating - C | Council Tax Band - D







Fabulous three bedroom
semi-detached villa
presented to the market in
true move in condition







Private enclosed garden to the rear incorporates a patio area, astroturf lawn, raised decking area and is very low maintenance and private. To the rear of the garden is a terraced garage with pitched roof for storage and also benefits from power, light and alarm. There is also a small garden area to the front of the property with unrestricted on street parking also available.



Gorebridge

Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route. The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently. With its own train station, it is perfect for commuting, on the Borders line. The Edinburgh City By-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the By-pass will take you to the heart of East Lothian and beyond.

Let us help you find your next
dream property!



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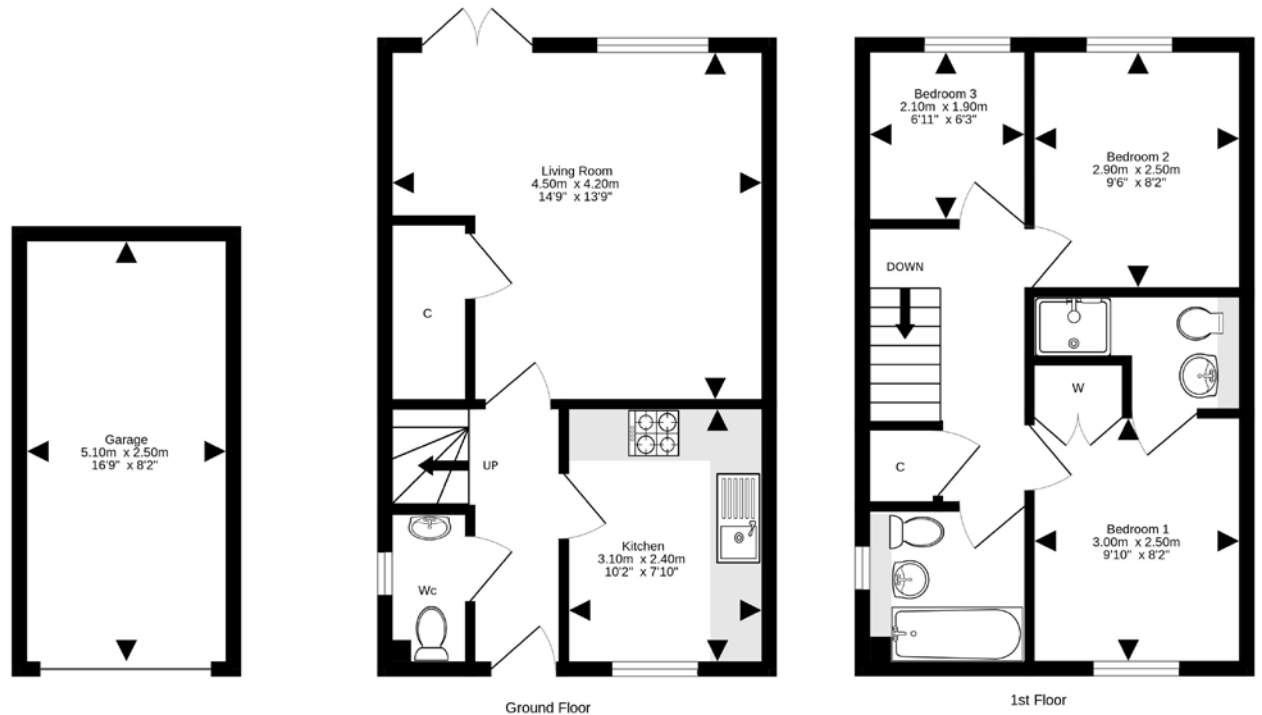
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



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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