



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**4 Newtonloan Court**

Gorebridge EH23 4FBZ

# 4 Newtonloan Court

Bright and spacious main door upper villa with two bedrooms, private residential parking and landscaped communal gardens situated in the Gorebridge area. This gorgeous property is ideally placed to take advantage of all the transport links, including the local train station and all the shopping and schooling that Gorebridge has on offer.

This upper villa sits within a desirable courtyard development which is very well maintained. Accessed via a private entrance you are welcomed into the property via a bright hallway from where all the other rooms flow. At the heart of the home is a large lounge area with an electric fire place and excellent south-facing bay windows filling the room with natural light and providing leafy views. There is ample room to fit both a dining table and sofa. The kitchen is laid out to maximise the space creating ample storage and surface area. It comes with large fridge freezer, dishwasher, washing machine and a neat breakfast bar with space for two people.

## Property Summary

- Desirable courtyard development
- Main door upper villa
- Spacious lounge
- Modern wide 'galley' style kitchen
- Two double bedrooms
- Family bathroom
- Gas central heating & double glazing
- Landscaped grounds
- Residents parking
- EPC Rating - C | Council Tax Band - D







Upper villa sits within a desirable courtyard development, with two double bedrooms







There are two spacious double bedrooms, one benefiting from built in wardrobes. The bathroom consists of w/c and shower over bath, as well as a heated towel rail and storage cupboard. Completing the accommodation are various storage options, a good sized internal hall cupboard, a floored attic with access via a Ramsay ladder and a large external cupboard under the stairs.

Further benefits include: recently painted throughout, off road parking, gas central heating, double glazed windows and excellent transport links into Edinburgh.



## Gorebridge

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 and Newtongrange Train Stations within walking distance of the property.

Let us help you find your next  
**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

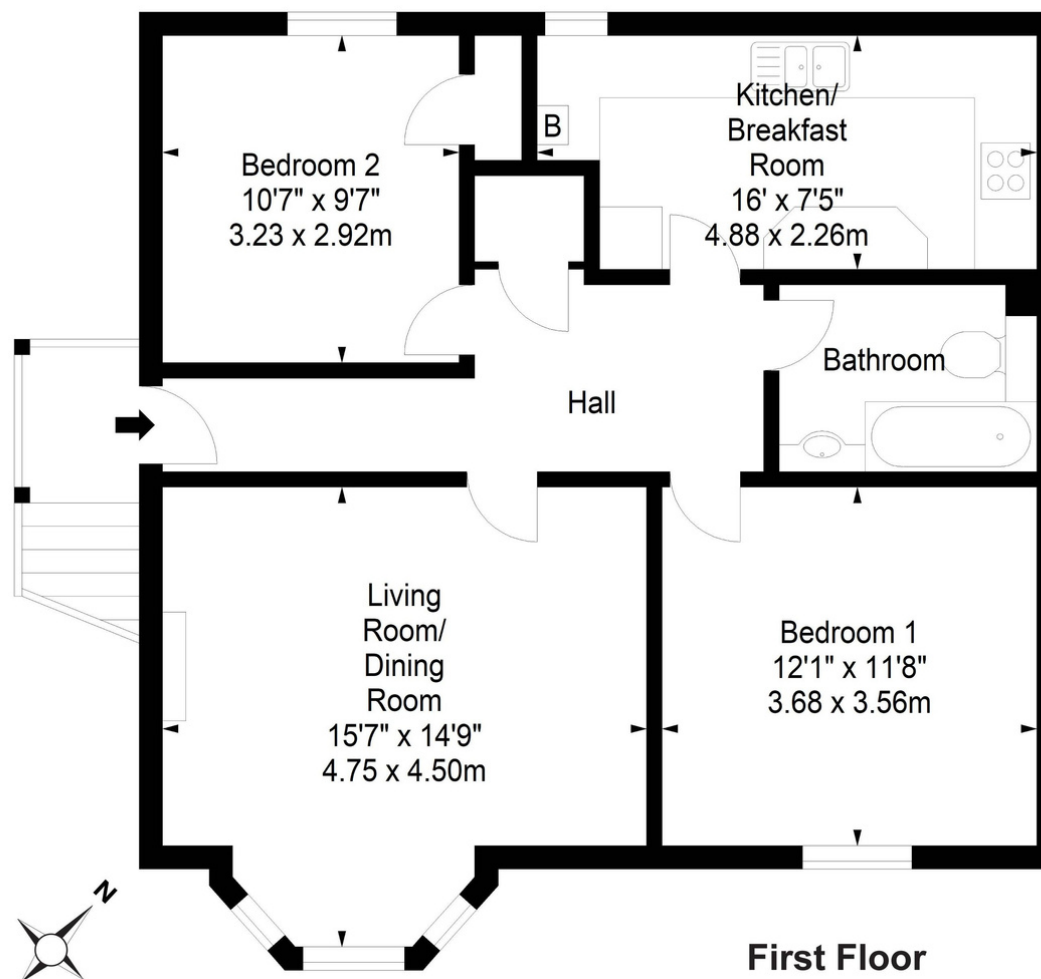
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **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.



**First Floor**  
Approx. 69.6 sq.metres (749.0 sq. feet)