



9 Wilson Road, Gorebridge, Midlothian, EH23 4XH

www.mcdougallmcqueen.co.uk



Superb opportunity to purchase a lovely family home. McDougall McQueen are delighted to offer to the market this spacious two-bedroom semi-detached house. Located in a popular residential area in the lovely Midlothian town of Gorebridge. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property is presented in immaculate walk-in condition providing turn key living accommodation having been improved and enhanced by its current owners. There are good sized private garden grounds to the front, side and rear with a driveway providing off-street parking for around three cars. This is a wonderful opportunity which should not be missed, and we would recommend viewing at your earliest convenience.

- Entrance hall with stairs to the upper level
- Living room with large front facing picture window, log burning multi fuel stove with feature fire surround
- Beautiful newly fitted dining kitchen with a range of base and wall units in cream, wood effect worktops, ceramic sink, five ring gas hob, double oven, extractor, integrated fridge freezer, integrated dishwasher, and integrated washing machine, with a handy open under stair larder storage area
- Upper hallway with window to the side, loft access (part floored with power)
- Double bedroom one with twin windows to the front and built-in open wardrobe storage
- Double bedroom two with rear facing window and built in shelved storage
- Lovely newly fitted family bathroom with double ended bath with mid mount taps, overhead raindrop shower with attachment, shower screen, sink with vanity unit, wc, large towel radiator, wall mount storage, touch control wall mirror with light, shaver point and modern wet wall panelling
- Double glazing and gas central heating
- Superb private garden grounds to the front, side and rear which are ideal for outside entertaining
- Driveway providing off street parking for several cars



Location

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 into the heart of East Lothian and beyond. In addition, the borders rail link with Gorebridge having its own station is within walking distance of the property and provides quick and easy access to Galashiels and Edinburgh city centre.

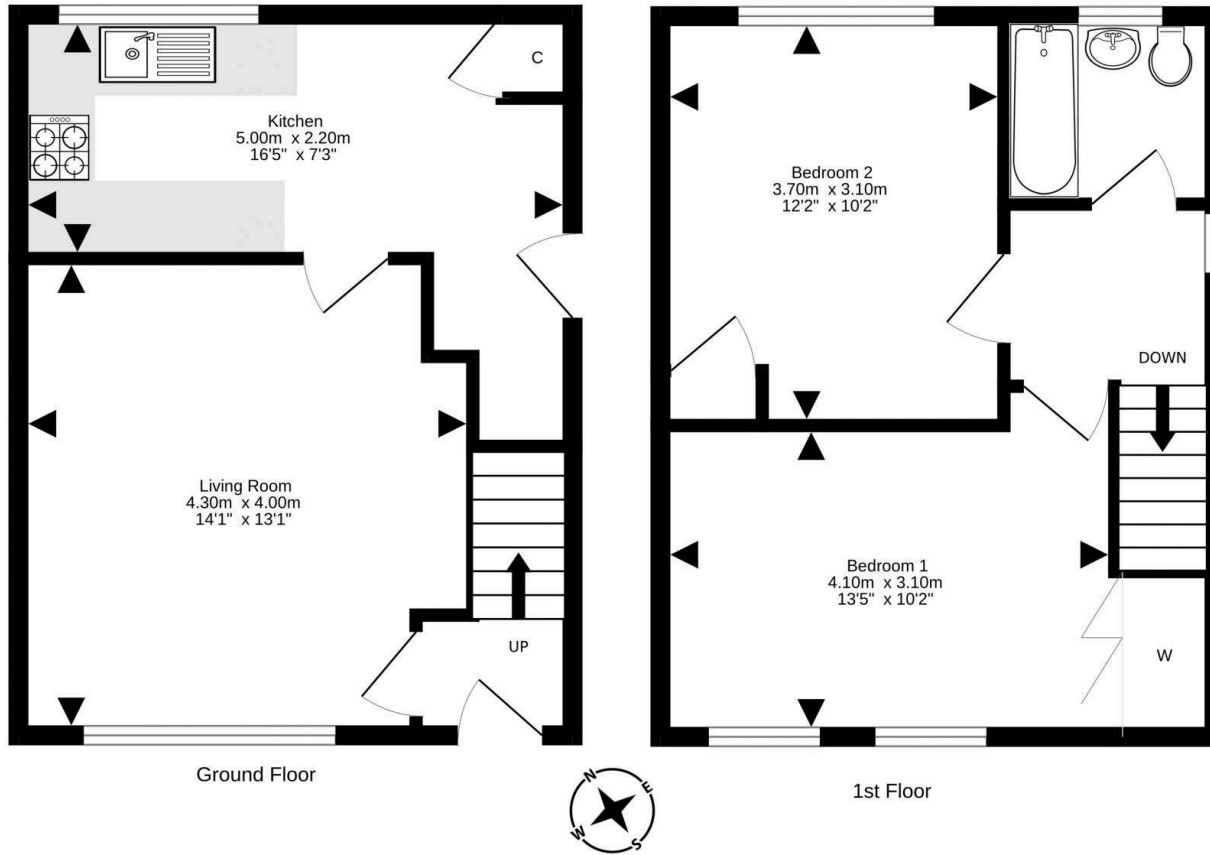
Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and the large garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.

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.
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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.

