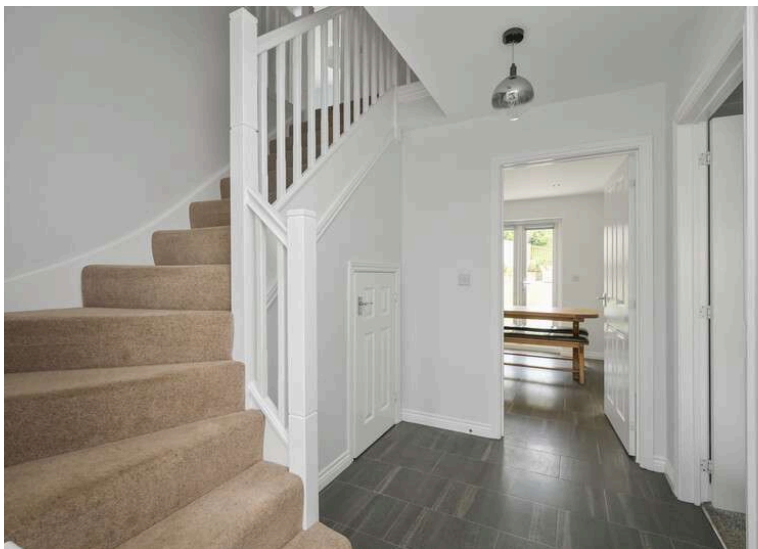




1 South Quarry Way, Gorebridge, EH23 4GZ

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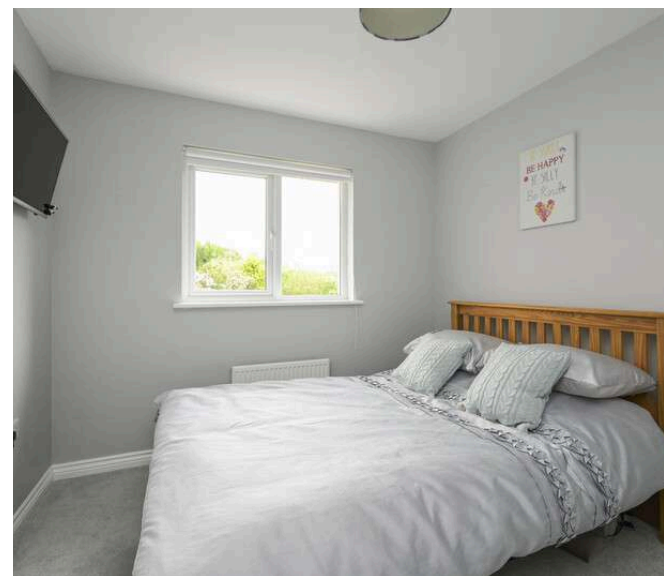
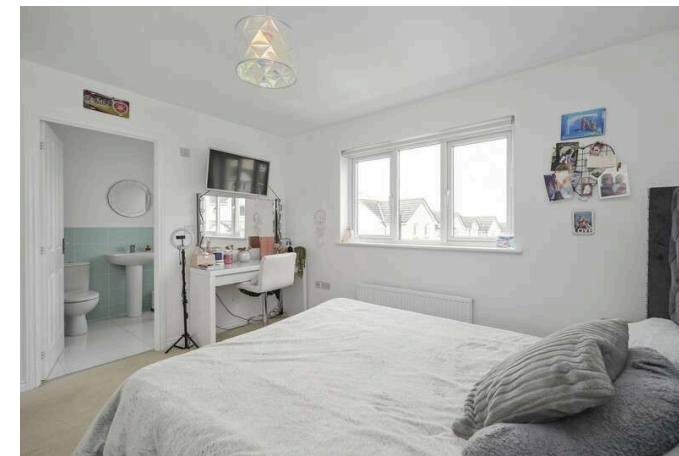


Superb property with modern spacious accommodation. McDougall McQueen are delighted to present to the market this bright and spacious, modern five-bedroom, two en-suite, detached house, set on a corner plot in a modern residential estate in the lovely Midlothian town of Gorebridge. This stunning property provides great family living and entertaining space and is presented in excellent condition throughout. 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 itself will make an ideal purchase for professional couples who love to entertain and those with growing families. There are private garden grounds to the front and rear which are ideal for outside entertaining, and a driveway provides off-street parking and access to an integral double garage. This property is sure to attract a lot of interest with its modern convenient location and we would recommend viewing at your earliest convenience.

- Entrance hallway
- Ground floor WC with front facing window
- Spacious living room with front facing window and French doors to the dining room
- Dining room with rear facing window
- Modern fully fitted dining kitchen with a range of base and wall units, five ring gas hob with stainless steel splashback, extractor, double oven, integrated fridge freezer and integrated dishwasher with French doors providing access to the rear garden
- Utility room with sink, units, and integrated washing machine
- Upper hallway with loft ladder access and airing store cupboard
- Main bedroom with front facing window and full width fitted wardrobes
- Lovely en-suite shower room with double shower base, wc and sink
- Guest bedroom two with window to the front
- En-suite shower room







- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with rear facing window
- Bedroom five with rear facing window
- Family bathroom with four-piece white suite, featuring the bath with shower attachment, separate shower cubicle, wc, and sink
- Double glazing and gas central heating
- Private landscaped garden grounds to the front, side, and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking for two cars





Location

Gorebridge is located approximately eleven miles to the Southeast 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 station within walking distance of the property.

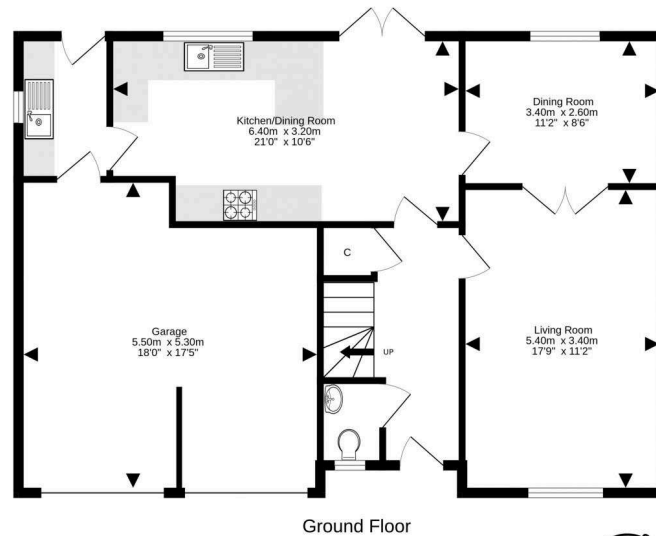
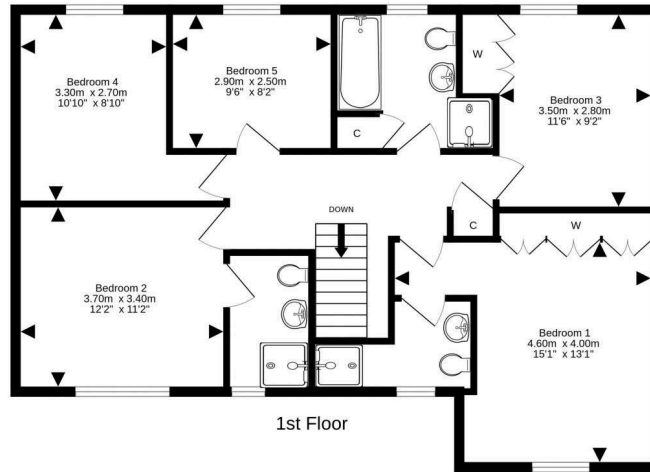
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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.

espc

Mc
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