



63 Birken side, Gorebridge, Midlothian, EH23 4JD

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

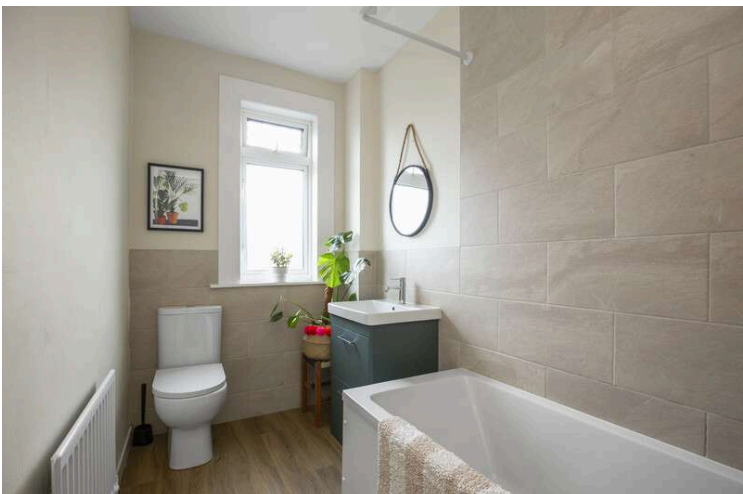


McDougall McQueen are delighted to offer to the market this main door three-bedroom ground floor flat part of four in block of similar properties, located in a very popular location in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. Presented in walk-in condition throughout with newly fitted kitchen and bathroom, this three-bedroom flat provides the ideal opportunity to get on the property ladder, a wonderful opportunity for ground floor living, or rental investment. Parking is currently on street, but the property already has the kerb dropped, and benefits from private front and rear gardens.

- Superb opportunity in a popular residential location
- Own main door ground floor entry
- Entrance hallway with store cupboard
- Living room with front facing window and open shelved storage
- Modern newly fitted kitchen with a range of base and wall units, pull out storage, wine rack, ceramic sink, induction hob, oven, extractor and integrated dishwasher
- Utility cupboard in the kitchen with washing machine and storage
- Direct access to the fully enclosed rear garden from the

kitchen

- Newly fitted family bathroom with three-piece white suite, shower over the bath, wc, and sink with vanity unit
- Bedroom one with rear facing window
- Bedroom two with front facing window and open shelved storage
- Bedroom three with front facing window
- Double glazing and gas central heating
- Excellent garden grounds to the front and rear with large shed and new fencing
- Dropped kerb ready made to create a driveway to the front



## 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 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.

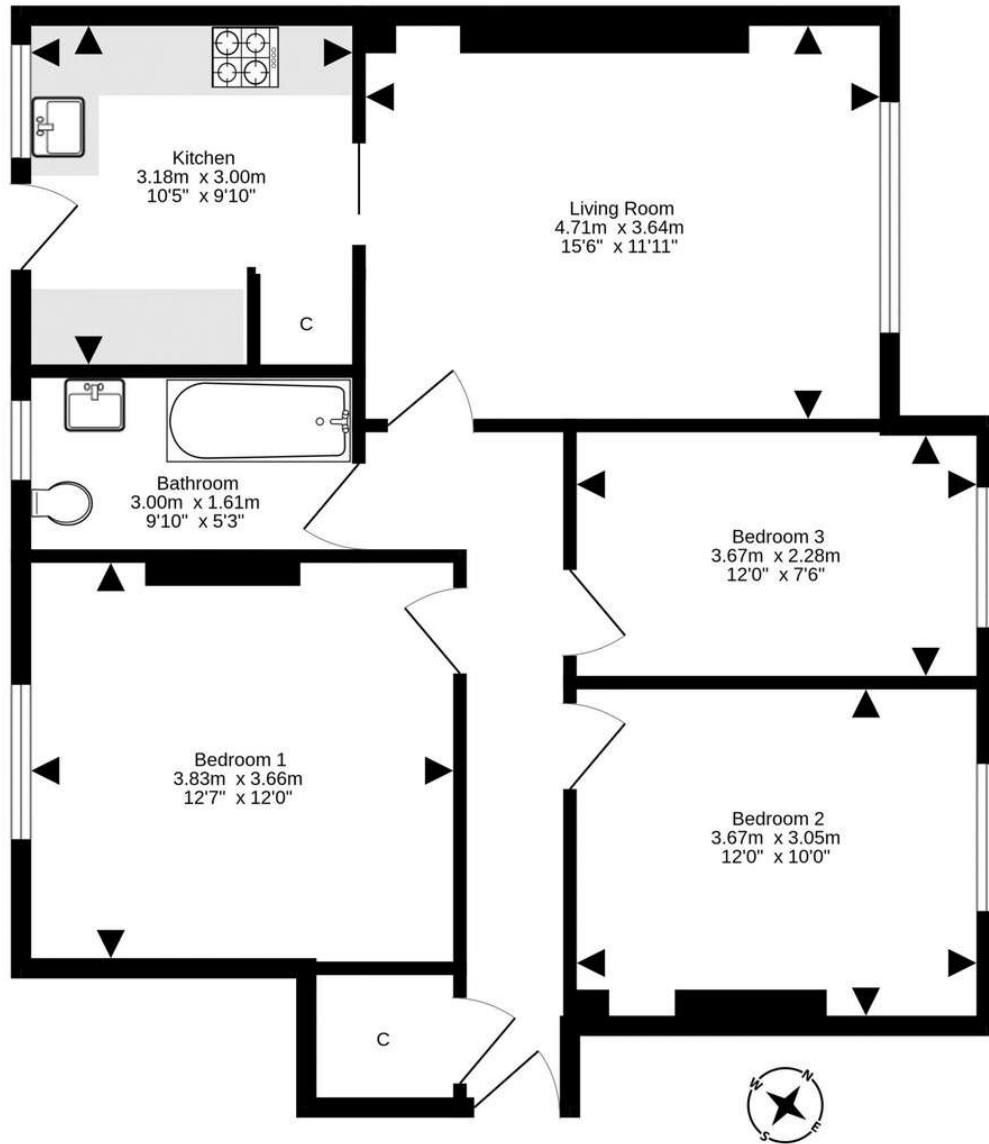
## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances and the 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. Free-standing white goods and other items may be available by negotiation and are subject to sale.

## 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



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

