



25 Stobhill Road, Gowkshill, Gorebridge, EH23 4PH

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





Superb opportunity to purchase a lovely family home in this rarely available location. McDougall McQueen are delighted to offer to the market this spacious three-bedroom terraced house, located in a sought-after residential area, with an almost semi-rural feel, 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 walk-in condition providing turnkey living accommodation having been improved and enhanced by its current owners. There are good sized private garden grounds to the front and rear with a large gated Monoblock driveway providing off-street parking for several cars. This is a wonderful opportunity which should not be missed, and we would recommend viewing at your earliest convenience.

- Entrance hall with storage
- Living room with front facing window, feature fireplace, and open shelved storage with cupboard below
- Lovely modern fitted breakfasting kitchen with a range of white handleless base and wall units, grey wood effect worktops, induction hob, oven, extractor, integrated microwave, integrated fridge freezer, integrated dishwasher, with free-standing washing machine and tumble dryer
- Gorgeous ground floor bathroom with four-piece suite, featuring a double ended bath with mid mount taps, corner shower cubicle, wc, and wall mount sink
- Upper hallway with loft access
- Bedroom one with twin windows to the front and built-in full width mirrored wardrobes
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Double glazing and gas central heating
- Superb private garden grounds to the front and rear which are ideal for outside entertaining
- Driveway providing off street parking for several cars
- Large garden shed with electrics



## 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 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

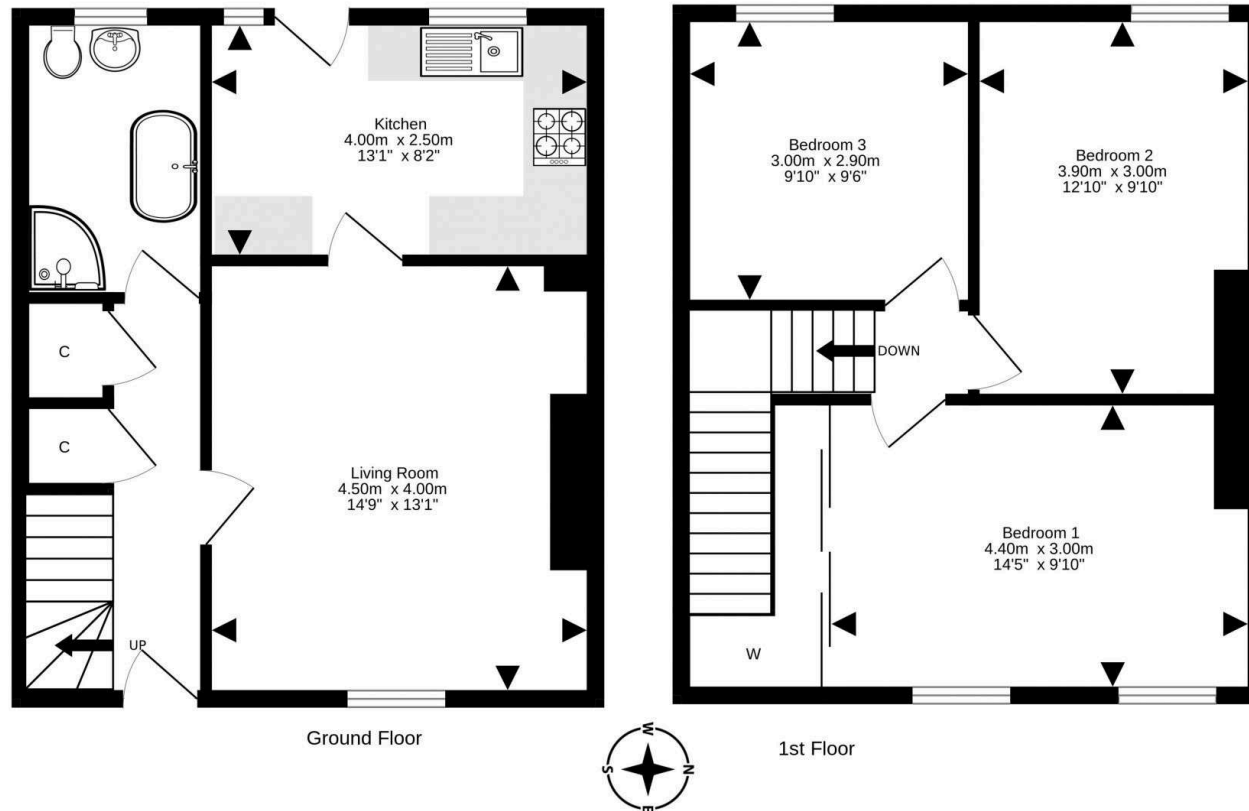
All floor coverings, light fittings, blinds where fitted, all integrated appliances, and the large garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.

## 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.

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McDougall McQueen