



RALPH SAYER
SOLICITORS & ESTATE AGENTS

9 South Quarry Mews
Gorebridge EH23 4GW

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Set within a tranquil cul-de-sac development, on the edge of Gorebridge, this lovely modern mews flat boasts it's own private entrance and an integral garage. The accommodation sits above the garage and offers a great open plan reception space and two excellent double bedrooms, along with far reaching countryside views.

The mews sits behind a neat lawn area with a path leading to the front door. On entering, there is a door on your right providing access into the garage and store cupboard, directly ahead stairs lead you up to the first floor accommodation. A bright hall/landing is naturally lit and at one end you find a generous open plan living room and kitchen space. The contemporary kitchen boasts a peninsular breakfast bar, fully integrated appliances and storage is supplemented by a useful pantry. The main bedroom benefits from built-in wardrobes and both bedrooms share a stylish three-piece bathroom, fitted with over bath shower.



Property Summary

- Quiet cul-de-sac development
- Lovely main door mews flat
- Dual aspect open plan living room & kitchen
- Two double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Neat front garden
- Integral garage & store cupboard
- EPC Rating - C | Council Tax Band - D

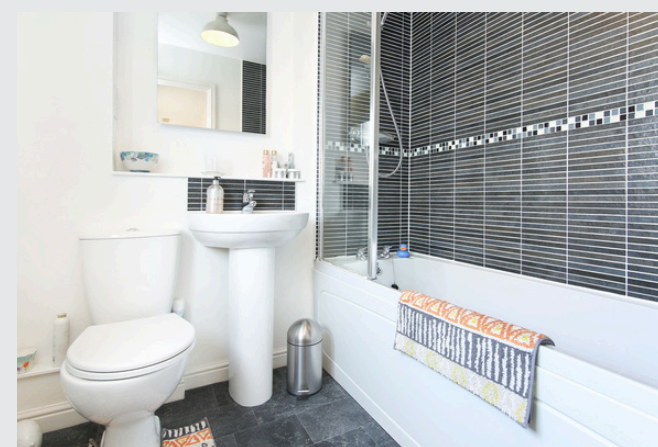
Home Report Value - £175,000





Lovely mews flat,
offering great
accommodation
with countryside
views





A neat lawned front garden lies to the front and there is a parking area to the rear of the property with vehicle access to the garage. An internal door from flat entrance, also provides access to garage. The property lies on the edge of Gorebridge village, with the countryside on your doorstep, with only a short walk into the village.

Extras: all fitted floor coverings, window blinds, light fittings and all integrated kitchen appliances , will be included in the sale.

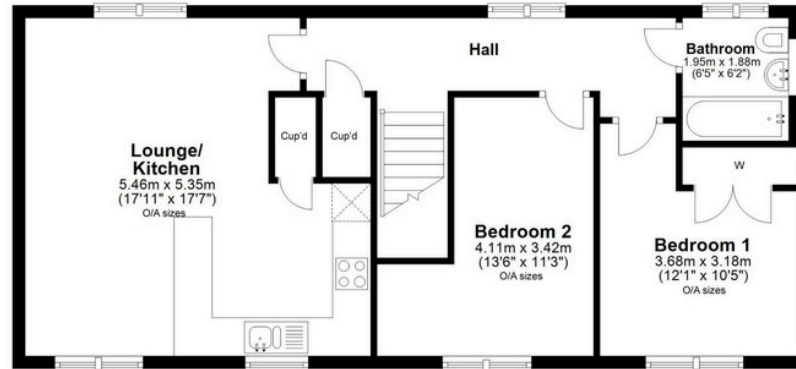
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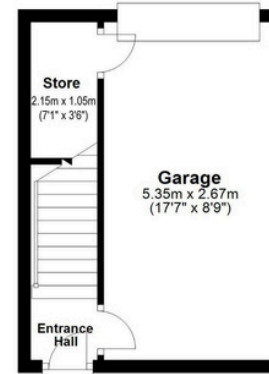
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Total Area: approx.
86.0 sq.metres (925.9 sq. feet)
(Including Garage)



 **espc** 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.



View from flat

Location

Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route. The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Surrounded by rolling countryside, lovely local walks can be found, along with Vogrie country park and Dalkeith country park. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently. With it's own train station, it is perfect for commuting, on the Borders line. The Edinburgh city by-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading north, the by-pass will take you to the heart of East Lothian and beyond.