










Offers Over
£185,000

5 South Quarry Terrace

Gorebridge | Midlothian | EH23 4GQ

A fantastic opportunity has arisen to acquire this lovely two bedroom terraced villa, quietly positioned within a modern residential development in the popular Midlothian town of Gorebridge. Close to many local amenities with great commuting links, providing easy access to Edinburgh and surrounding towns and villages, the property makes for an ideal first-time purchase. Viewing suggested

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking space
-  EPC Band - B
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge/diner with French doors leading to the rear garden, stylish fully-fitted kitchen with a range of integrated white goods whilst being finished with smart white base and wall mounted units, partially-tiled W/C, first floor landing with access to the partially-floored attic, first generous double bedroom with integrated wardrobes and impressive views of The Pentland Hills, second front-aspect double bedroom with room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a low-maintenance lawn and paved entrance path. To the rear, a pleasant South-East facing private garden laid to lawn with a flower bed border offers an ideal spot for residents to enjoy and make their own. There is also an allocated parking space for the car owner.

Viewing

By appointment through Neilsons 0131 625 2222.





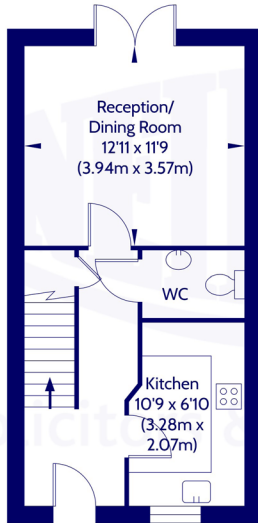
Location

Gorebridge is an active and thriving community situated in the county of Midlothian, some 10 miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving everyday needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station is only a short walk away and provides speedy journeys to Edinburgh & the Scottish Borders. Schooling is well served in the area and surrounding towns and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses with Gorebridge having its own Leisure Centre.

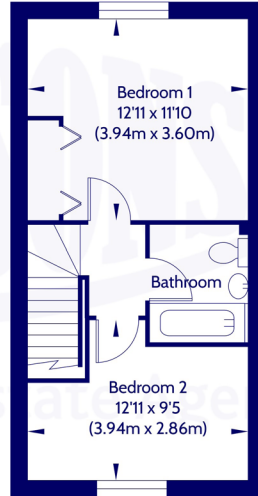




Approx. Gross Internal Floor Area 64.7 Sq M / 697 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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