



5 River Gore View, Gorebridge, EH23 4GE



Welcome

Welcome to 5 River Gore View, a stunning beautifully refurbished property with modern spacious accommodation. McDougall McQueen are delighted to present to the market this bright and spacious, modern four-bedroom, detached house, positioned in a prime location in a modern residential estate in the lovely Midlothian town of Gorebridge. This gorgeous property provides everything that is required for today's living and is presented in walk-in 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 single 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.

- Hallway
- Spacious living room with feature wall, dual aspect windows and under stair storage
- Stunning fully fitted dining kitchen with French doors and window to the rear, a range of modern handleless base and wall units, gorgeous Corian worktops with inset sink, under unit and plinth lighting, five ring gas hob, extractor, and double oven
- Utility room with rear garden access
- Ground floor WC
- Upper hallway with loft access
- Main bedroom with front facing window and water tank cupboard
- Lovely en-suite shower room with raindrop overhead shower and attachment
- Bedroom two with rear facing window and full width wardrobes included
- Bedroom three with front facing Dormer style window, eaves storage, fitted wardrobes included
- Bedroom four with rear facing window, fitted wardrobes included
- Superb family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink with built-in vanity unit
- Double glazing, gas central heating, and alarm system
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking
- Integral garage with both light and power







Gorebridge

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.





Get in touch

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Property Hub:

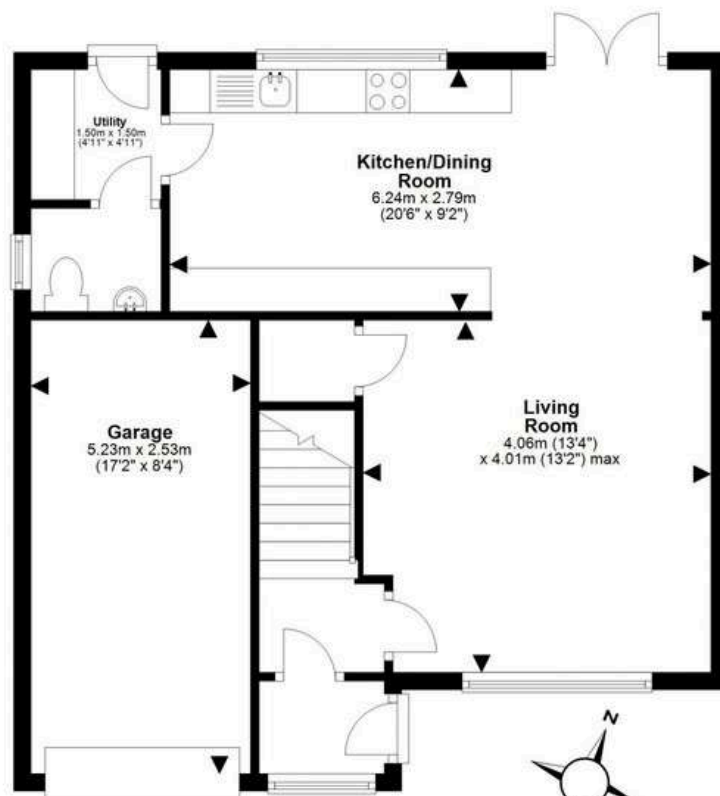
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

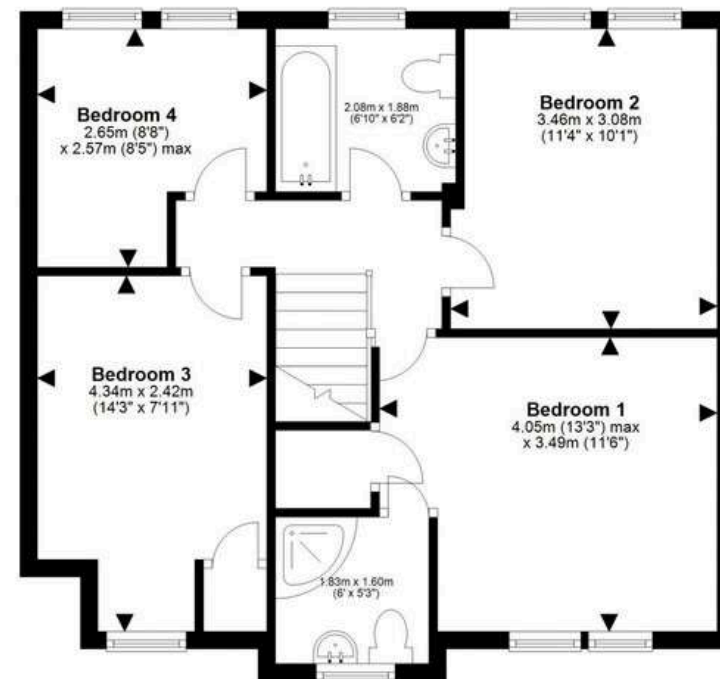
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.