



28 Rosebery Crescent, Gorebridge, EH23 4JR



Welcome

Welcome to the beautifully presented and spacious 28 Rosebery Crescent, a main door upper villa presented to the market by McDougall McQueen, part of four in block of comparable properties, located in a quiet residential location in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all shopping, schooling and transport links including the local train station Gorebridge has on offer. Presented in walk-in condition throughout, the property was originally a three bedroom which has been altered slightly to provide a spacious living room with dining room off. This lovely property is the ideal opportunity to get on the property ladder, ideal for first time buyers, professional couples, and those with young families. A driveway provides off street parking for several cars and there are large mature private garden grounds which are ideal for outside entertaining.

- Superb opportunity in a quiet residential location
- Own main door entry
- Upper landing with window to the side
- Hallway
- Living room with two front facing windows, electric fire and fire surround, and open shelved storage with cupboard below
- Dining room part open from the living room with front facing window (easy conversion back to a third bedroom if required)
- Modern kitchen with a range of base and wall units, breakfast bar, store cupboard, gas hob, extractor and oven
- Lovely family shower room with raindrop shower, wc and sink with combined vanity unit
- Bedroom one with rear facing window, large walk-in wardrobe, and additional store cupboard
- Bedroom two with front facing window and two built in store cupboards
- Double glazing and gas central heating with Hive controller
- Excellent garden grounds, ideal for outside entertaining
- Driveway providing parking for several cars







Gorebridge

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, 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. Free-standing white goods and other items may be available by negotiation and are subject to offer.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

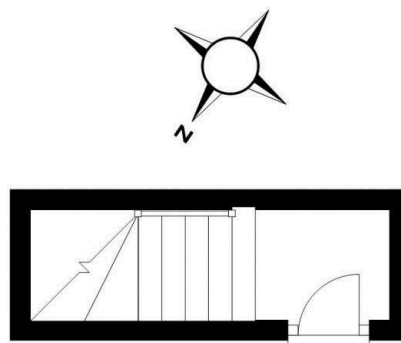
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

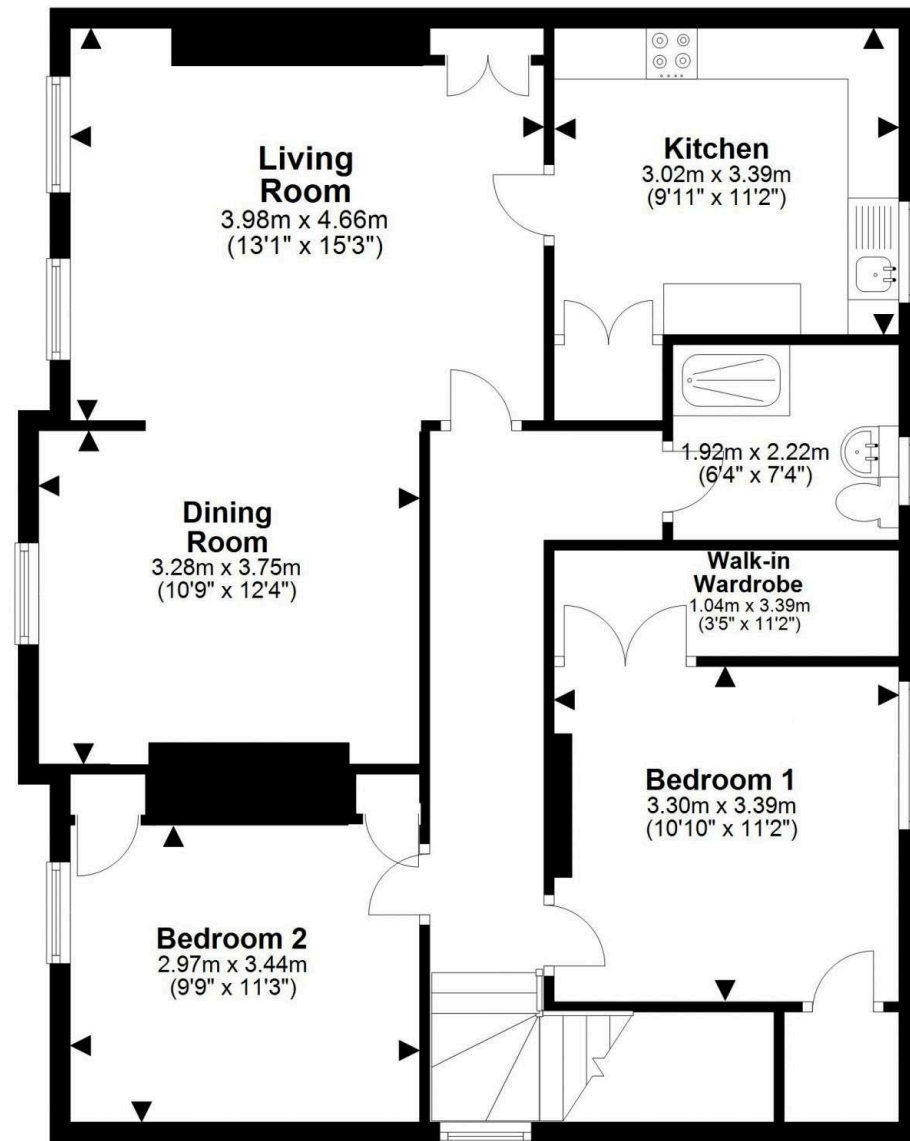
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.