



33C Main Street, Gorebridge, EH23 4BX



Welcome

Welcome to 33C Main Street, Gorebridge, a spacious property situated in the very heart of the town. McDougall McQueen are delighted to offer to the market this upper flat with its own main door entry, located in a wonderfully central location in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. Presented in excellent condition this property provides flexible accommodation, has two- bedrooms, and offers the ideal opportunity to get on the property ladder, or even a great rental investment. There is ample on-street parking in the area.

- Superb opportunity, centrally located in the heart of Gorebridge
- Main door entry from a rear external staircase
- Hallway with access to all rooms
- Living room with open plan kitchen area, window to the front with working shutters, a range of base and wall units, real wood worktops, gas hob, oven, extractor, integrated fridge freezer, and integrated washing machine
- Fully tiled shower room with large corner shower, overhead raindrop shower, shower attachment, wc and sink
- Bedroom one with front facing window with working shutters, and loft access (pull down ladder access, part floored with light)
- Bedroom two, front facing window with working shutters (currently used as a living area)
- Double glazing and gas central heating
- Small rear garden area and ample on-street parking





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.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

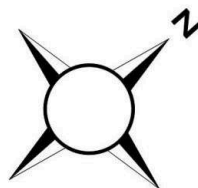
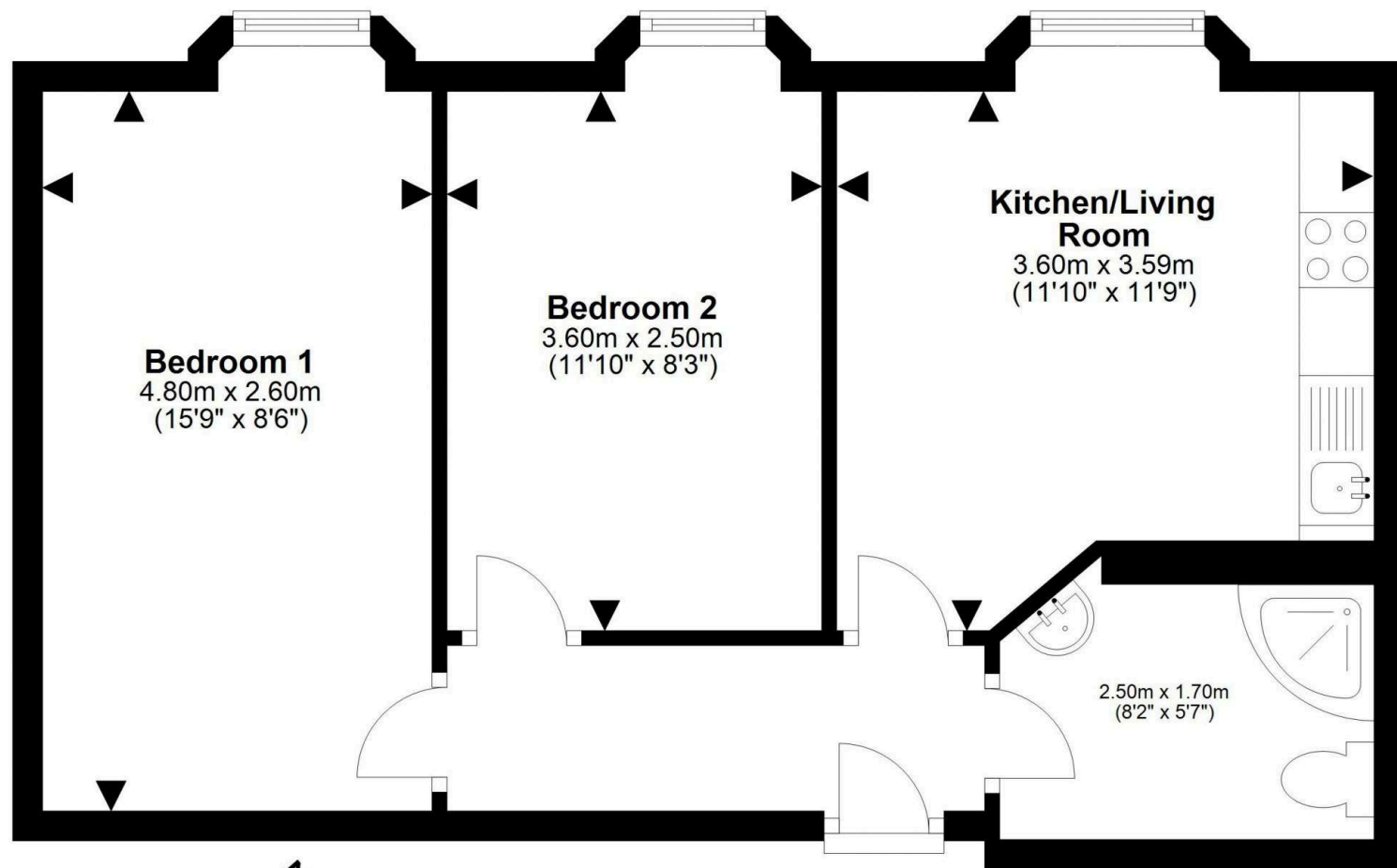
25-27 High Street, Dalkeith
EH22 1JB

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.



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.