



39 Barleyknowe Lane, Gorebridge, EH23 4UY



## Welcome

Welcome to 39 Barleyknowe Lane, a main door three-bedroom upper flat, located in a quiet cul de sac in a popular residential 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 good clean condition throughout with modern dining kitchen, this three-bedroom flat provides the ideal opportunity to get on the property ladder for first time buyers, young families, or property investors. This property benefits from double glazing, gas central heating, and private garden grounds with on-street parking.



- Superb opportunity in a popular residential location
- Cul de sac setting with views to the rear
- Own main door entrance
- Upper landing with window to the side
- Hallway with storage and loft access
- Living room with front facing window
- Modern fitted dining kitchen with a range of base and wall units, ceramic hob, extractor, oven and fridge freezer
- Family bathroom with three-piece white suite, shower over the bath, shower screen, wc, sink, and towel radiator
- Three good sized double bedrooms
- Double glazing and gas central heating
- Private garden grounds to the side and rear





## 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, all integrated appliances and fridge freezer. 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

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

## Property Hub:

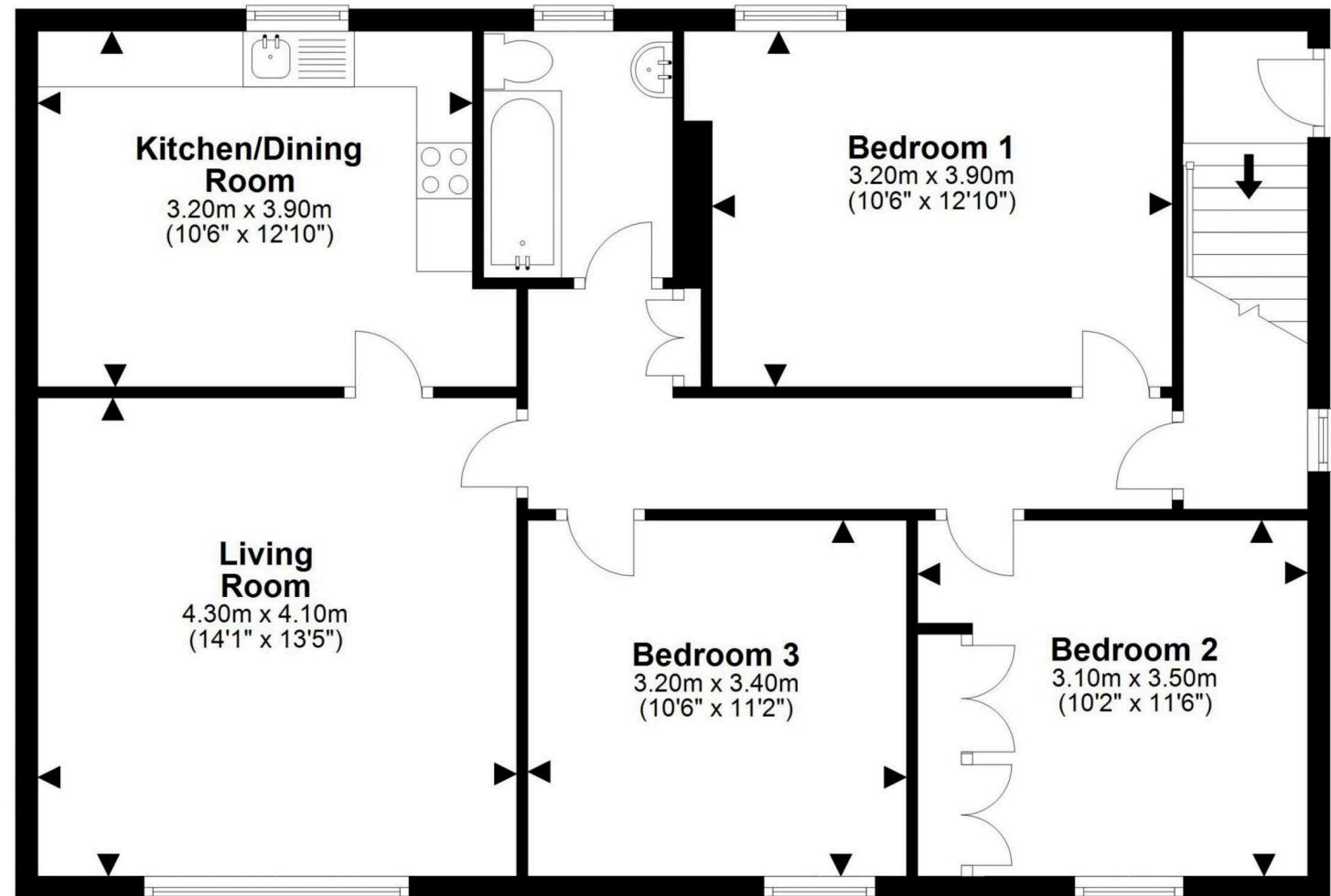
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**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.