



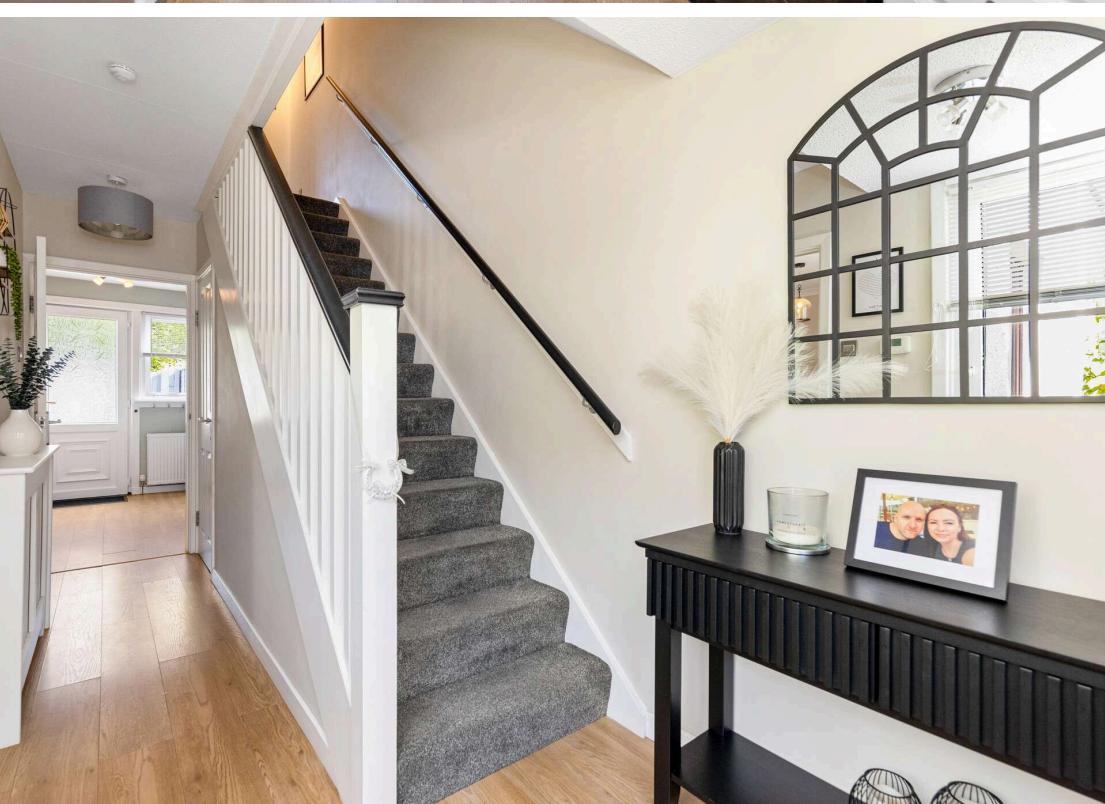
4 Barleyknowe Place, Gorebridge, EH23 4HB



# Welcome

Welcome to 4 Barleyknowe Place, Gorebridge, a wonderfully spacious two-bedroom terraced house set within the lovely Midlothian town of Gorebridge. This property provides excellent family living over two levels combined with garden grounds to the front and rear for outside entertaining and relaxation. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling that Gorebridge has on offer. The property itself will make the ideal purchase for first time buyers, professional couples, and those with young families. The property has been enhanced and upgraded recently to provide modern family living accommodation. We would therefore recommend viewing at your earliest convenience.

- Entrance porch open to the hallway with stairs to the upper level and under stair storage
- Spacious living and dining room with media TV wall and dual aspect windows to the front and rear
- Fitted kitchen with rear garden access, a range of base and wall units, electric cooker, extractor, and white goods available by negotiation
- Upper hallway with loft access
- Main bedroom with window to the front, built-in wardrobes, and store cupboards
- Bedroom two with window to the rear and built-in wardrobe
- Newly fitted family bathroom with three-piece white suite, raindrop shower and shower attachment over the bath, wc and sink with combined vanity unit, modern wet wall panelling, vinyl roof with downlights, and a heated towel radiator
- Double glazing and gas central heating
- On street parking
- Private garden grounds to the front and rear which are ideal for outside entertaining





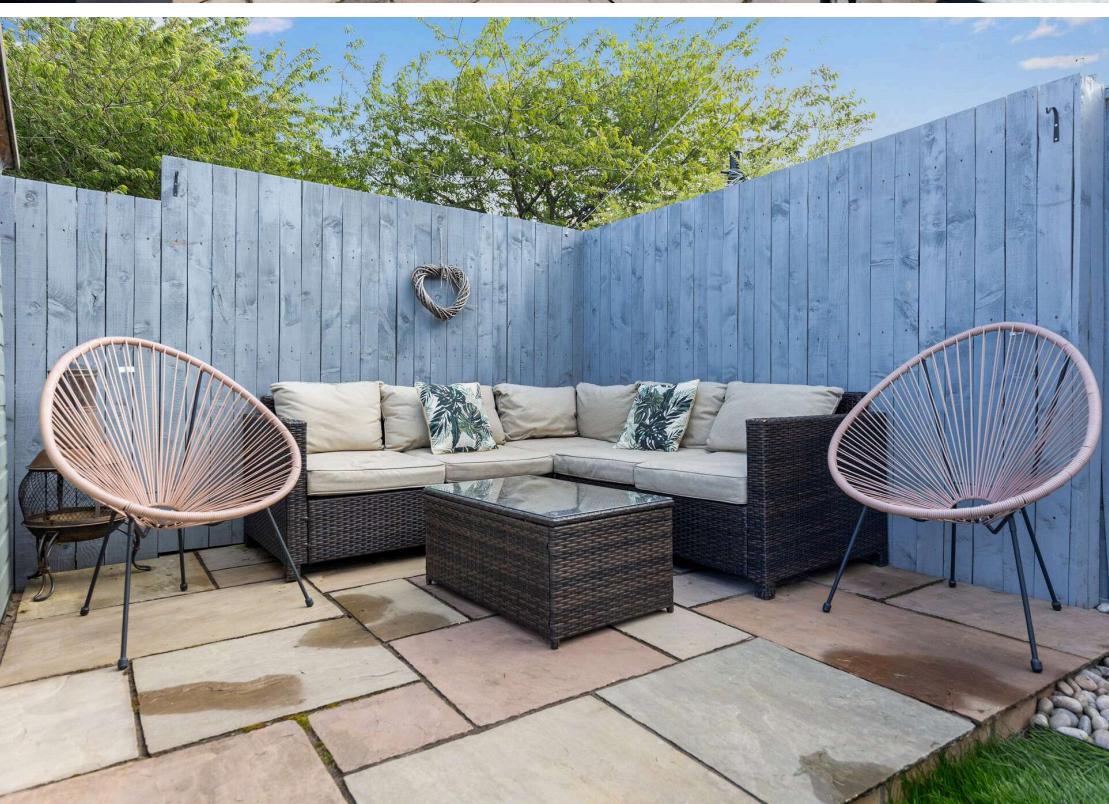
## Gorebridge

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, Gorebridge train station is only a short walk away, providing direct access to Edinburgh and the Borders.



## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, electric cooker and extractor. 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 including the free-standing white goods may be available by negotiation.



# Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

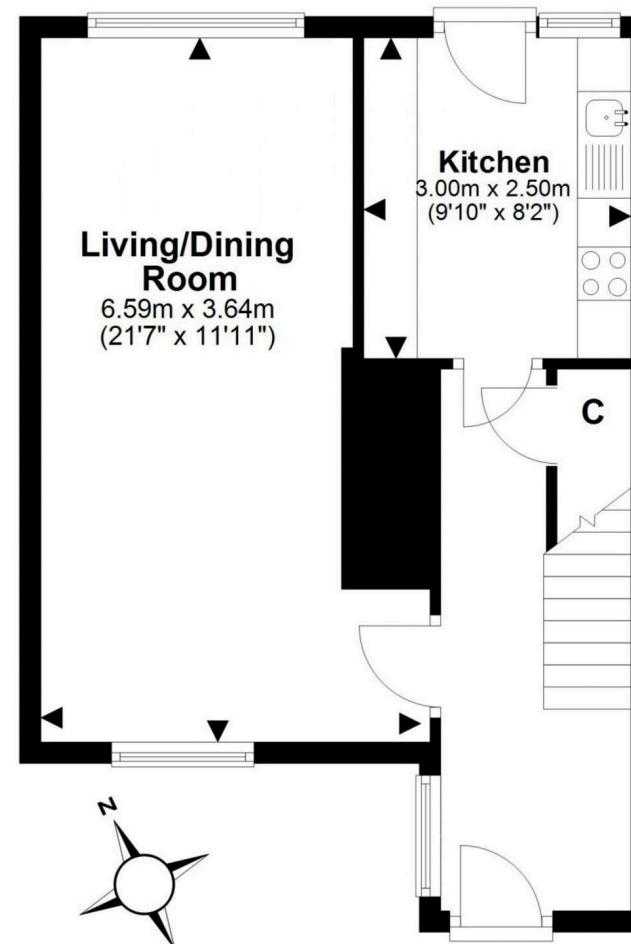
## Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

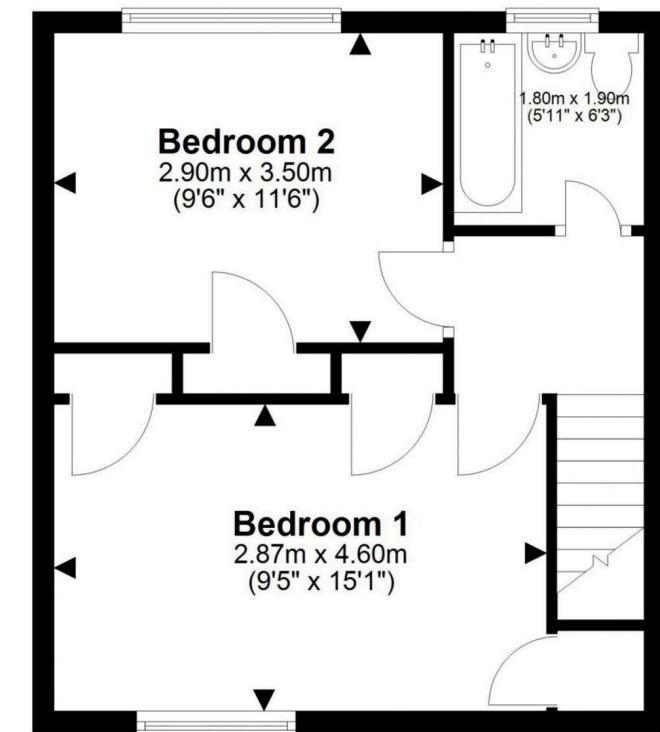
Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



**Ground Floor**



**First Floor**

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