

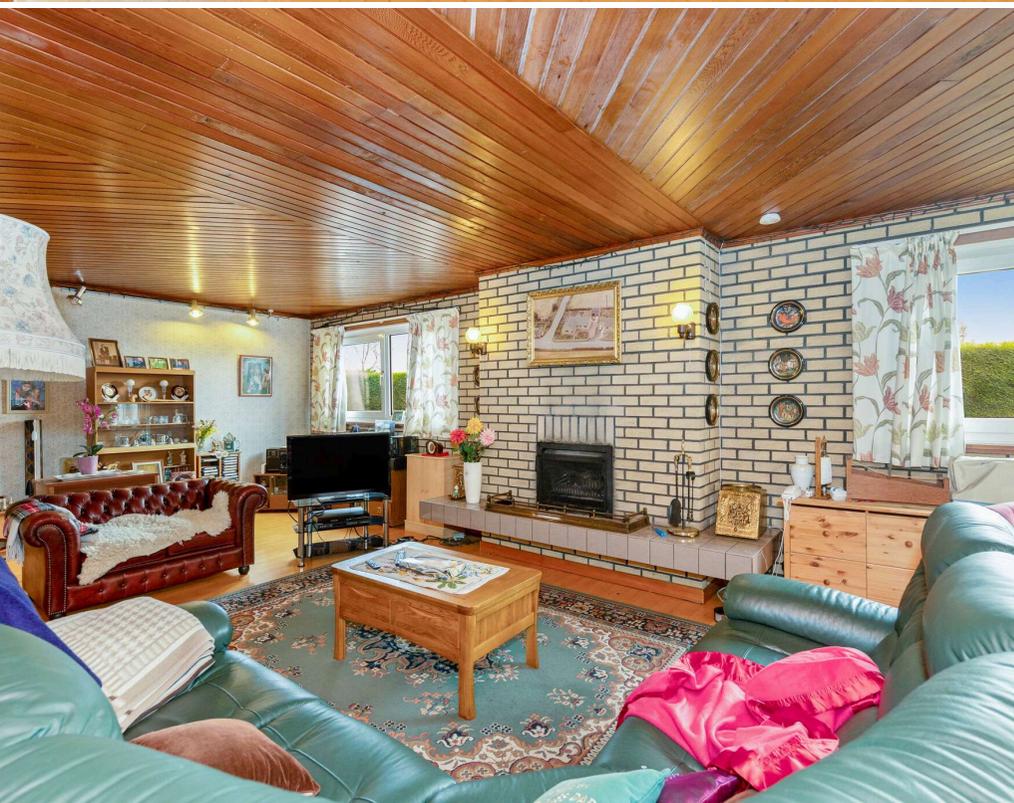


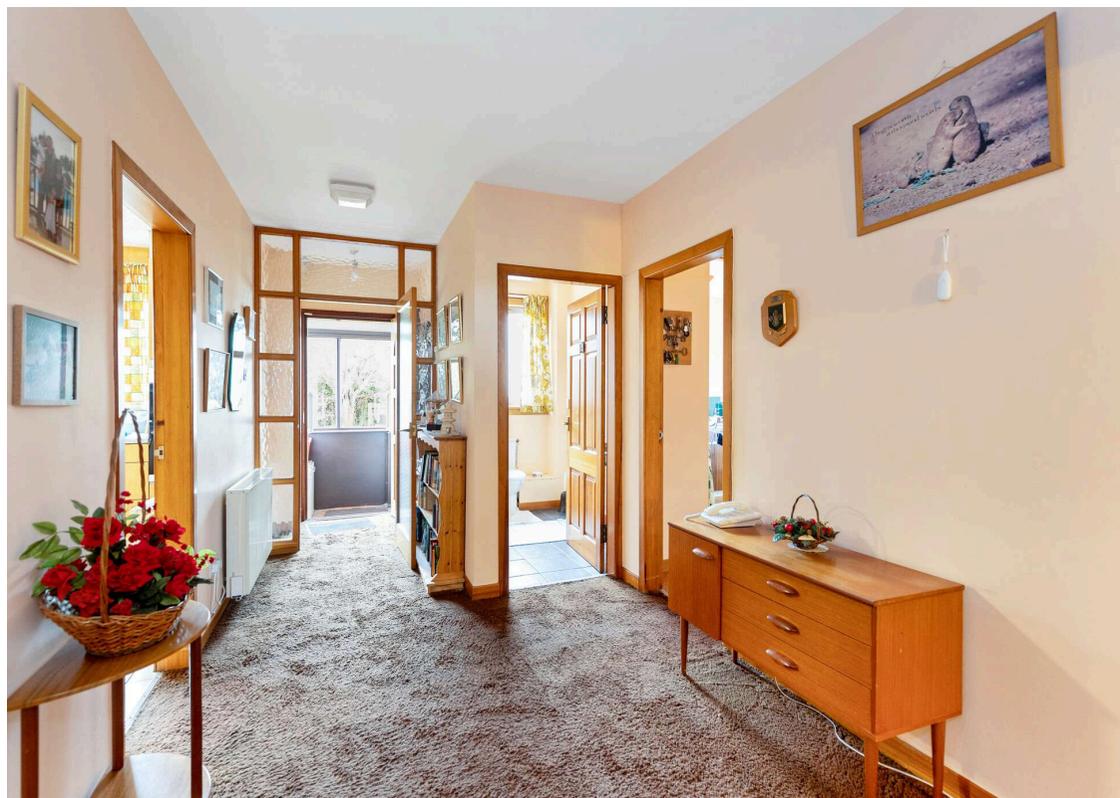
Drum-Na-Garrow, Mossend, Gorebridge, EH23 4NL



Welcome

Welcome to Drum-Na-Garrow, McDougall McQueen are delighted to present to the market a rare opportunity to acquire this impressive four bedroom detached bungalow that benefits from a sunny conservatory, beautiful garden grounds, garage and driveway, solar panels and loft space. Drum-Na-Garrow is ideally located close to many local amenities and schooling, a short stroll takes you to Gorebridge train station providing an easy commute to Edinburgh City Centre. The property enjoys private garden grounds to the front, side, and rear, perfect for outdoor entertaining, the large driveway offers secure off street parking for multiple vehicles. Presented to the market in good order throughout, given how rarely available this property type can be, we would recommend an early viewing.







- Entrance vestibule
- Reception hallway with excellent storage
- Fabulous living room, doors access the conservatory
- Sunny conservatory, direct access to the rear garden
- Dining room
- Dining kitchen fully equipped
- Utility room
- Four double bedrooms, master with en-suite
- Family bathroom
- Cloaks comprising WC and wash hand basin
- Loft partially floored accessed by a ladder
- Rear porch with direct access to the garden
- Electric heating
- Double glazing
- Solar panels
- Gardens to the front, side and rear
- Garage with light and power - double size with loft storage
- Multi car gated driveway



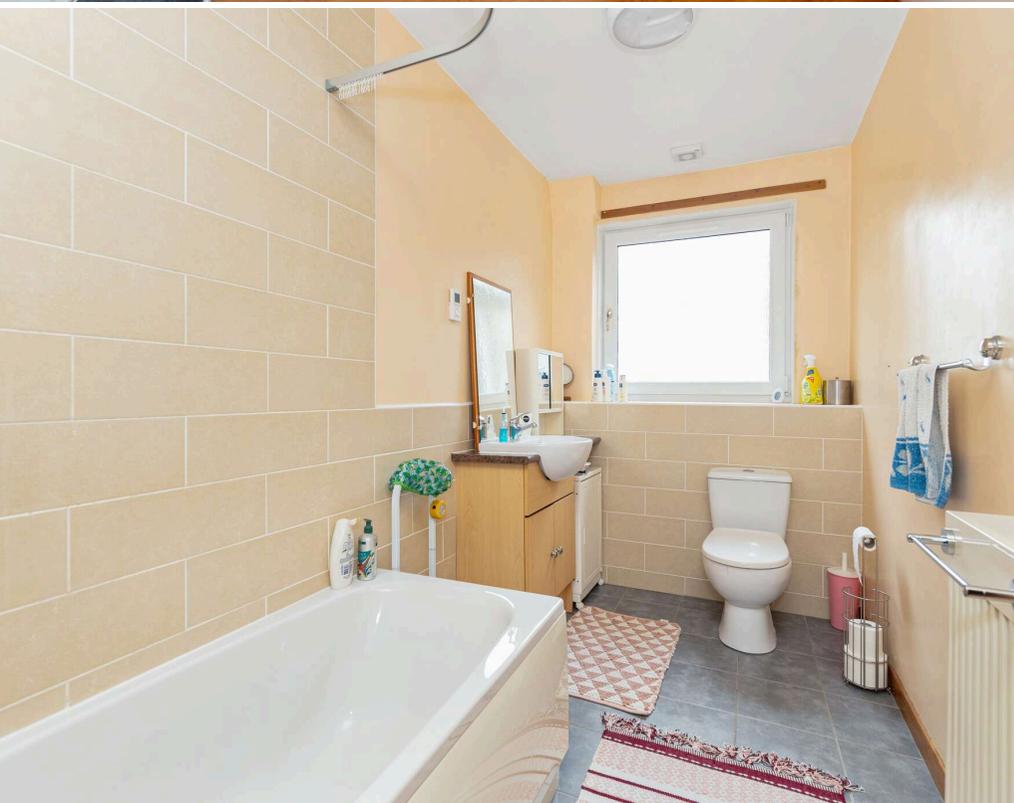


Gorebridge

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 integrated kitchen appliances. No warranty applies to any appliances or other moveable items included in the sale and these items are deemed sold as seen.





Get in touch

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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.

