



14 Jubilee Crescent, Gorebridge, EH23 4XB



Welcome

Welcome to 14 Jubilee Crescent, a superb opportunity to purchase an affordable family home, great for first-time buyers, young families, and investors. McDougall McQueen are delighted to present to the market this spacious two-bedroom, two public room (previously three-bedroom) upper floor flat, set in the lovely Midlothian town of Gorebridge. This property provides excellent family accommodation and is presented in good clean order throughout. 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 benefits from a superb garden plot with a driveway for four cars, a detached garage, double glazing, and gas central heating. Originally a three-bedroom property, bedroom three was opened with access from the living room to form a dining area which could easily be re-instated to provide a third bedroom once more. Viewing is by appointment only.

- Main door entrance
- Upper landing with window to the side and door to the hall
- Hallway with storage and loft ladder access
- Spacious living room with window to the front, electric fire, and fire surround
- Dining room part open from the living room with front facing window (previous bedroom three)
- Fitted breakfasting kitchen with a range of base and wall units, worktops with matching splashbacks, gas hob, stainless steel splashback, extractor, double oven, with remaining white goods available by negotiation
- Two double bedrooms all with built-in wardrobes and storage
- Family shower room with walk-in shower, raindrop overhead shower, and shower attachment, wc, sink with vanity unit, and heated towel radiator
- Double glazing and gas central heating
- Private garden grounds to the side and rear
- Driveway with space for four cars
- Detached garage







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 and Gorebridge station is only a short walk away from the property.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any movable items, integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Items of furniture and white goods may be available by negotiation.





Get in touch

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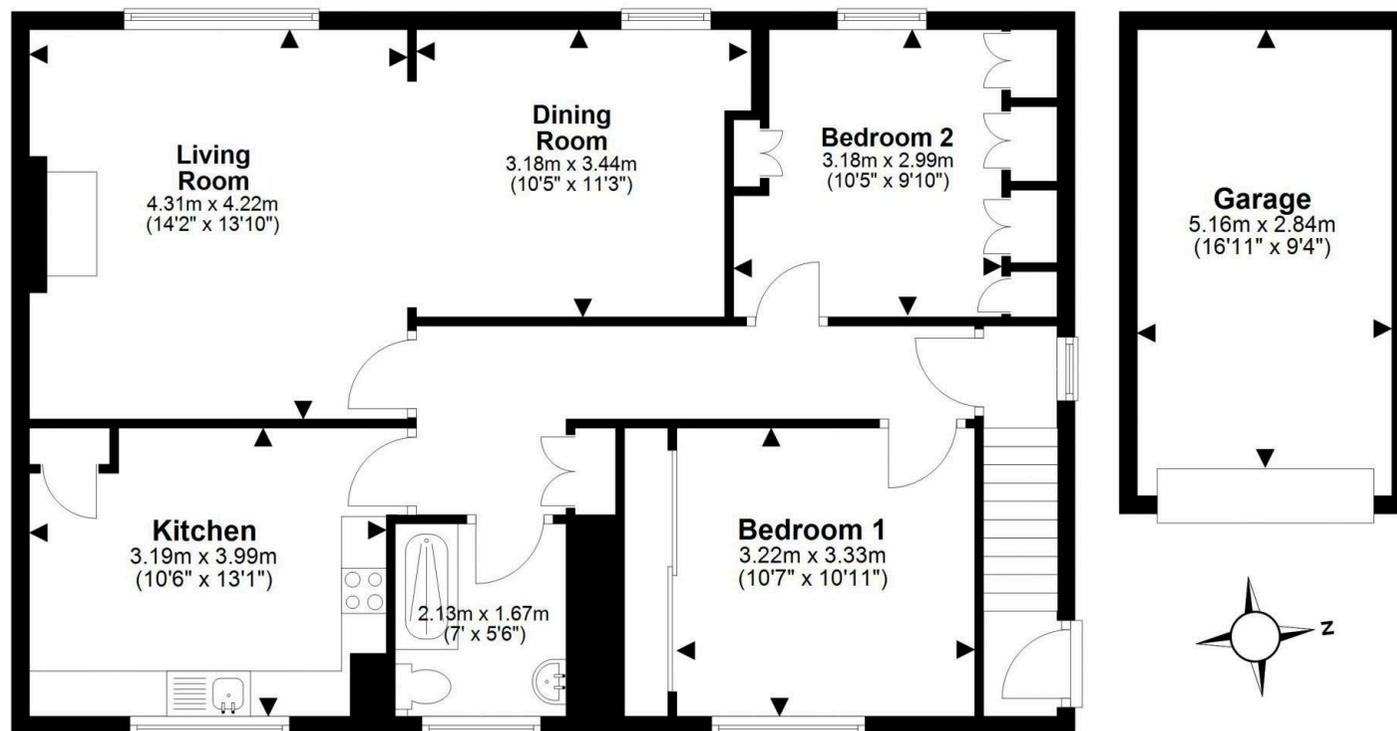
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EH22 1JB

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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.



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.