



103A Hunterfield Road, Gorebridge, EH23 4TS



Welcome

Welcome to Hunterfield Road, this delightful two bedroom bungalow offers an excellent opportunity for buyers seeking a well presented home in a peaceful residential area of Gorebridge, close to many local amenities and swift transport links. With its generous gardens, bright conservatory, shared driveway, and single garage, the property combines comfort, practicality, and attractive outdoor space. This property would be particularly suited to first time buyers, small families, or those looking to downsize to a property arranged over one level. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living room
- Conservatory
- Dining room
- Breakfasting kitchen
- Utility room
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and shower cubicle
- Gas central heating
- Double glazing
- South facing rear garden with summer house, greenhouse and shed
- Shared driveway and single garage with a private parking bay
- Further on street parking available







Gorebridge

Gorebridge boasts an idyllic setting in the Midlothian countryside within easy reach of the city centre by rail, car or bus. A former mining town with a proud industrial history, the thriving community has retained an endearing village atmosphere. The historic main street is home to an excellent range of local services and amenities, with more extensive shopping facilities available in nearby Dalkeith. Surrounded by breath-taking countryside, Gorebridge is perfect for exploring the great outdoors, and for sport and fitness enthusiasts. Early years and primary schooling is offered at a choice of local primary schools, followed by secondary education nearby. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverly in just 30 minutes. Gorebridge also enjoys swift and easy links to Edinburgh City Bypass and the M8/M9 motorway network thanks to its close proximity to the A7.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller



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 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.

