North Vogrie Lodge
Dewarton, By Gorebridge, Midlothian EH23 4NU
North Vogrie Lodge
Dewarton, By Gorebridge, Midlothian, EH23 4NU

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Generously proportioned living room with feature fireplace.
- Dining room with bay window & feature fireplace.
- Four double bedrooms with fitted storage.
- Bedroom 5/Study with access to gardens.
- Modern fitted kitchen with appliances.
- Spacious four piece bathroom.
- Oil central heating.
- Some double glazing.
- Mostly secondary glazing.
- Attic storage space.
- Extensive surrounding gardens.
- Driveway.
- Lock-up/garage.
GENERAL DESCRIPTION

Unique detached cottage situated in the small hamlet of Dewarton, on the outskirts of Gorebridge in Midlothian, within the boundary of the Vogrie Country Park. The property is within a picturesque setting and provides a country style living yet being an ideal commuter base into Edinburgh or the South with its close proximity to the main road networks. The property is surrounded by garden ground.
LOCATION

Dewarton is a picturesque village in the heart of Midlothian, surrounded by unspoilt scenery and located between the villages of Pathhead and Gorebridge on the B6372 road. Pathhead is a thriving community with a variety of clubs and societies, bowling club and an excellent medical practice. Gorebridge has a good selection of shops and services including Post Office facilities. Gorebridge also has a leisure centre with a variety of clubs and societies, library and bowling club. There are also excellent amenities easily reached in the market towns of Bonnyrigg and Dalkeith. There is a Tesco Superstore nearby and the retail parks at both The Fort and Straiton are within easy reach. Schooling is well catered for with Primary schools in Pathhead and Gorebridge and Newbattle High School is also closeby. There is easy access to the City of Edinburgh via a choice of roads, either the A68 or the A7. The road network has significantly improved and as a result, the city bypass is within easy reach giving convenient access to the Scottish motorway network and Edinburgh International Airport. Gorebridge has recently taken advantage of the new Borders railway line which is just 5 minutes away, providing an easy commute into Edinburgh. There are also frequent bus services from Gorebridge and Pathhead to Edinburgh itself and by car takes between twenty and thirty minutes depending on traffic while Sheriffhall Park and Ride can be reached in 15 minutes.

EXTRAS:

All fitted carpets and floor coverings, light fittings, curtains, poles and window blinds, kitchen appliances to include the free-standing cooker, cooker hood, integrated fridge-freezer, free standing washing machine.

COUNCIL TAX BAND - G

TRAIN STATION - Approximately 2.9 miles to Gorebridge Train Station.

AIRPORT - Approximately 19.5 miles to Edinburgh Airport.

BUSES - Within 0.5 miles.
Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747  F: 0131 447 9555

RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

ENERGY PERFORMANCE CERTIFICATE RATING E

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please take all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobe to wall surface where possible or to surfaces indicated by arrow heads. (ID: 110027)
©VistaBee 2019