Rarely available, traditionally built maisonette arranged over ground and first floor of a two-storey block. Presented to the market by McDougall McQueen this four-bedroom property is set in a prime location within the lovely Midlothian town of Gorebridge. This lovely bespoke property provides spacious accommodation over two levels and is ideally placed within walking distance of all the transport links, including the local train station, shopping, schooling and all the other amenities Gorebridge has to offer. The property itself will make an ideal family home of considerable character and size with flexible accommodation. There are private garden grounds to side and rear which are ideal for outside entertaining and a shared driveway providing off-street parking. This individually designed property is sure to attract a lot of interest and we would therefore recommend viewing at your earliest convenience.

- Superb location close to all amenities
- Spacious flexible accommodation
- Entrance hall with stairs to the upper level
- Fully fitted breakfasting kitchen with a range of base and wall units, gas hob, oven, extractor and integrated dishwasher
- Rear hallway with door to the garden
- Upper landing
- Spacious dining lounge with window to both the front and rear
- Inner hallway with ample storage, Ramsey ladder loft access and door to Juliet style balcony
- Family bathroom with Victorian style roll top bath, shower attachment, wc and sink
- Master bedroom with bay style window
- Bedroom two with bay style window
- Bedroom three/dining room
- Bedroom four with bay style window
- Additional family shower room with double shower base
- Double glazing
- Gas central heating
- Shared driveway
- Private garden grounds to the side and rear
- Viewing essential
Location
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 new borders rail link is now open and the station is only a short walk away from the property.

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

Price & Viewing
For price and viewing information or further details on this property please contact agent.

EPC Band - C
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible. 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. Serviced 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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.