

4 South Quarry Crescent

GOREBRIDGE, MIDLOTHIAN, EH23 4GJ



*4 BED DETACHED PROPERTY WITH A
SOUTH-WEST FACING GARDEN*



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McEwan Fraser Legal is delighted to present this modern, four-bedroom, detached house that is offered to the market in excellent internal condition. The accommodation comprises a master bedroom with ensuite, three further bedroom and bathroom on the first floor while downstairs there are two public rooms, cloakroom and dining kitchen with French doors opening into a sunny, south-west facing, rear garden. Further benefits include a double driveway, integral garage, gas central heating, double glazing and the remainder of the original NHBC structural warranty for extra piece of mind.

Entering the property, you find a welcoming hallway that is neutrally finished with white walls and quality laminate flooring which extends through most of the ground floor.

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Moving along the hall, the main living room overlooks the rear garden. A large picture window floods this space with natural light and the generous floor space on offer will give a new owner plenty of flexibility to create their ideal entertaining space.



The dining kitchen is immediately adjacent to the living room and is comprised of a full range of contemporary based and wall-mounted units which include a full range of integrated appliances. There is ample space for a dining table beside French doors which give a natural flow between the kitchen and the rear garden when entertaining.



Moving upstairs, the first-floor landing gives access to all four-bedrooms, family bathroom and a large loft for additional storage if required. Bedroom one is the obvious master and overlooks the front garden. This bedroom benefits from two integrated cupboards, plenty of floor space for a full suite of bedroom furniture, and also enjoys access to a stylish en-suite shower room. The three remaining bedrooms are all doubles. The family bathroom enjoys a white three-piece suite and full contemporary tiling.





Bedroom 1







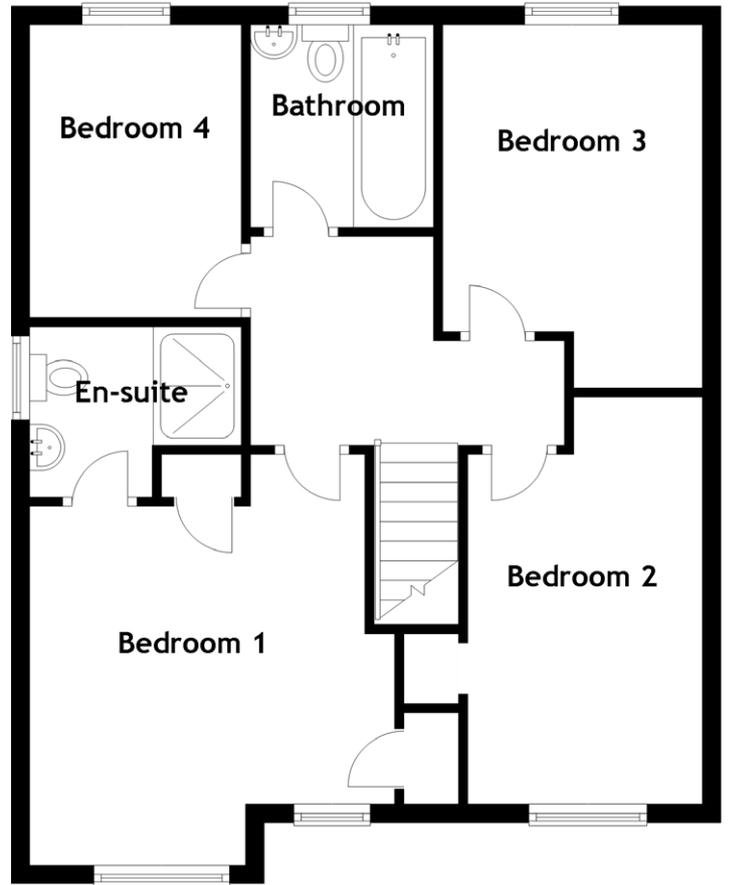
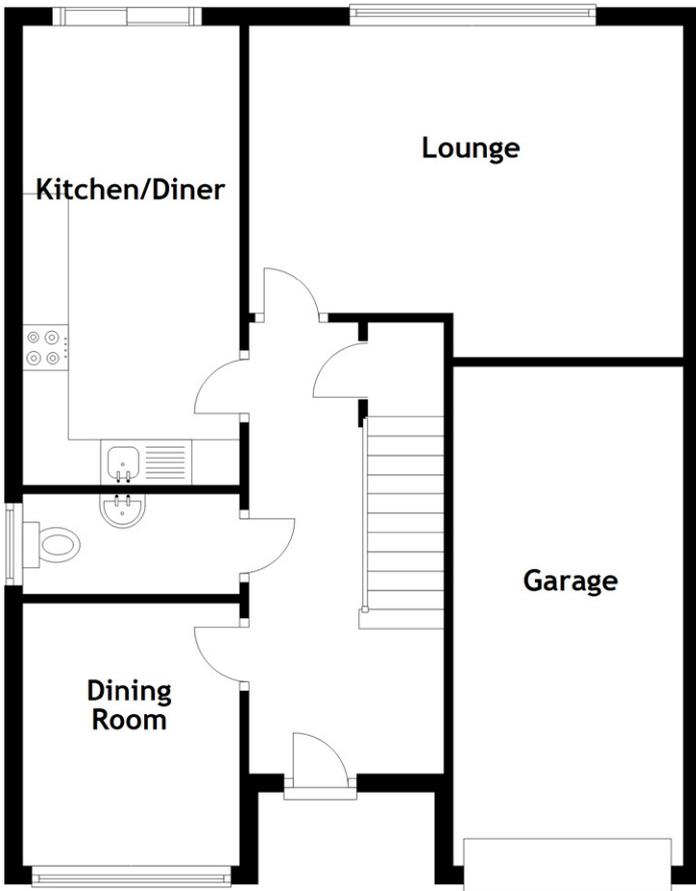
Bedroom 2





Bedroom 3



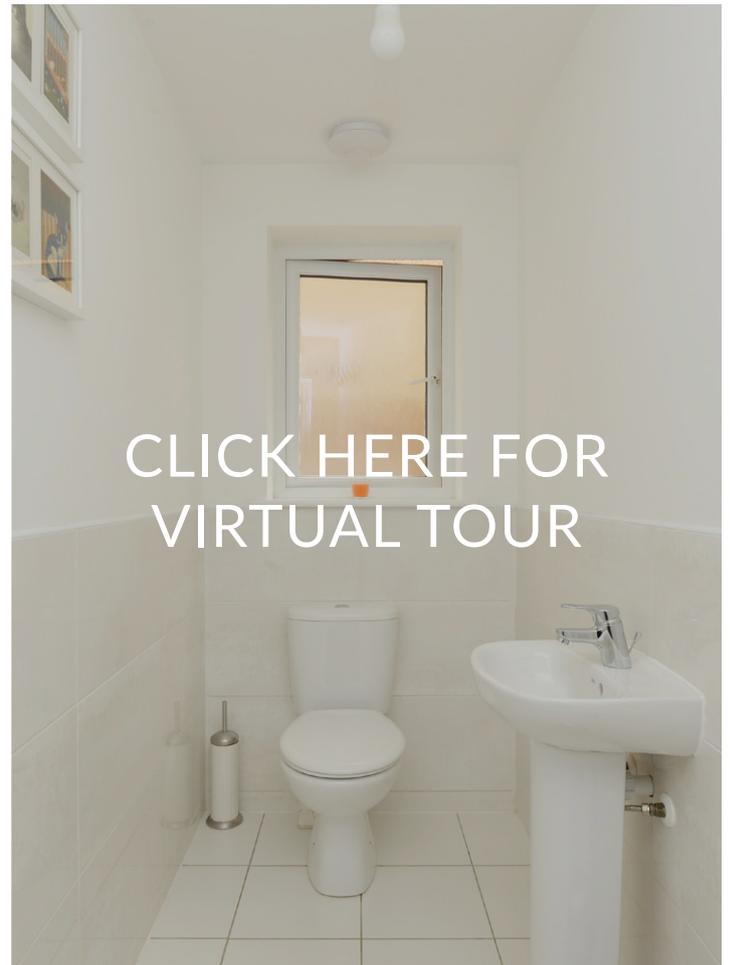


Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.08m (16'8") x 2.38m (7'10")
Lounge	4.76m (15'7") x 3.67m (12')
Dining Room	2.90m (9'6") x 2.38m (7'10")
Garage	5.31m (17'5") x 2.52m (8'3")
Bedroom 1	3.89m (12'9") x 3.61m (11'10")
En-suite	2.28m (7'6") x 1.85m (6'1")
Bedroom 3	3.94m (12'11") x 2.79m (9'2")
Bedroom 2	4.41m (14'6") x 2.52m (8'3")
Bedroom 4	3.18m (10'5") x 2.28m (7'6")
Bathroom	2.20m (7'3") x 1.97m (6'5")

Gross internal floor area (m²): 113m²

EPC Rating: C



Externally, the property enjoys an open front aspect and the front garden is laid to lawn in keeping with neighbouring properties. There is a monobloc double driveway leading to an integral garage. The rear garden boasts a patio adjacent to the kitchen and is south-west facing. This ensures sunshine from mid-morning until late into the evening.

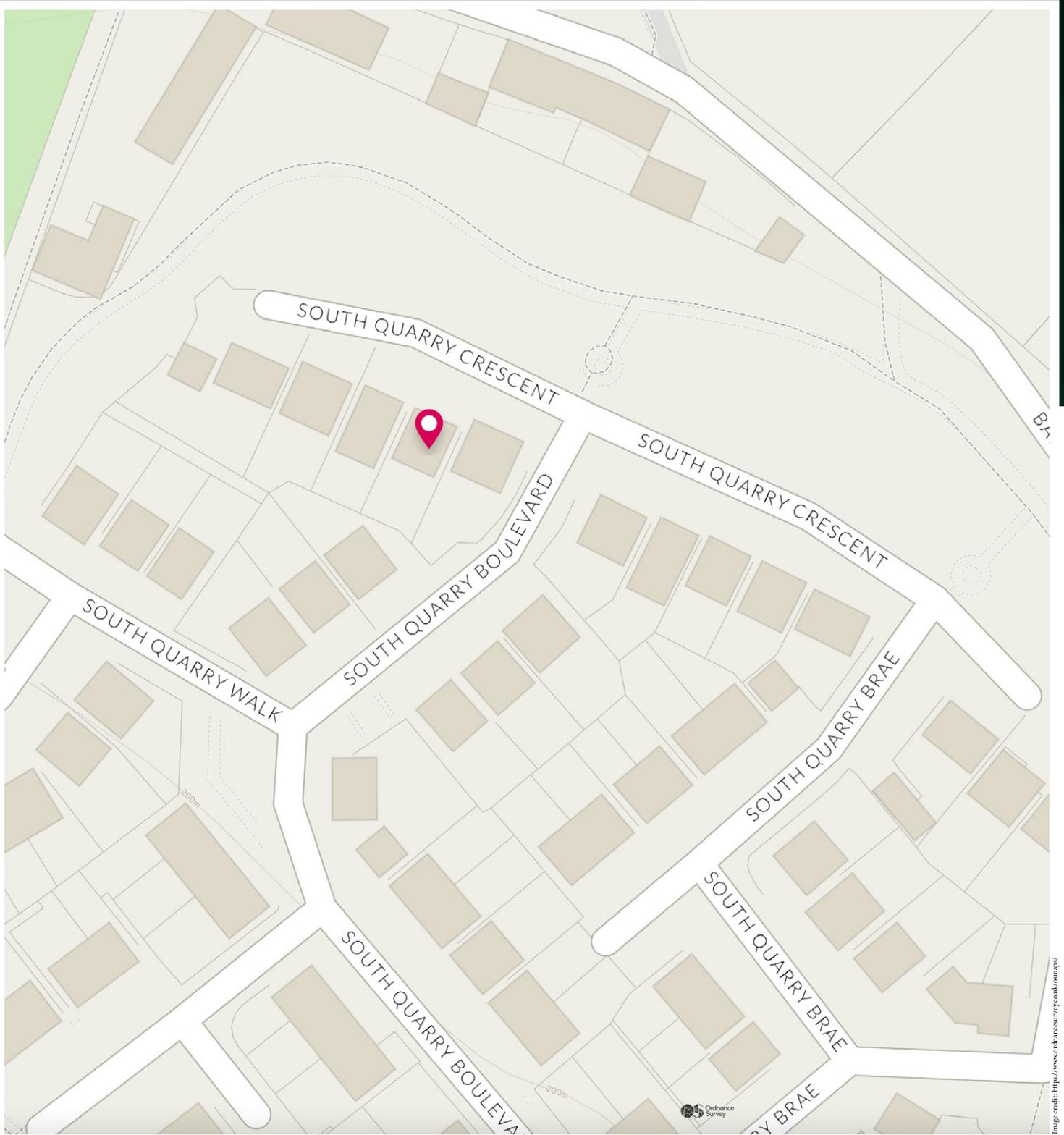




Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

The town itself has a good selection of shops and services including banking and Post Office facilities and there are also excellent amenities in the market town of Bonnyrigg and also Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. There is also a swimming pool at nearby Newbattle.

In recent years, the road network has improved majorly and as a consequence, the City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the Borders Railway with regular train services into Edinburgh.



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