

28 Temple Village

GOREBRIDGE, MIDLOTHIAN, EH23 4SQ



*GENEROUS THREE BED DETACHED
BUNGALOW IN THE VILLAGE OF TEMPLE*



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McEwan Fraser Legal is delighted to present this three-bedroom detached family home in Temple Village which is a small village within the Gorebridge area.

Inside, the property comprises of a spacious living area which has a lovely outlook over the gardens and benefits from a multi-fuel stove. The living room gives access to the second public room which is the conservatory/sun room which is an excellent place to take in the view. You can access the private rear garden from here. There is a fully equipped kitchen and dining room which is an excellent family/entertaining space and provides access into the utility room and onto the rear garden. The kitchen is fitted with free-standing cooker and oven as well as free-standing white goods.

The bungalow benefits from two double bedrooms and one single with built-in storage options and plenty of space for free-standing storage. There is a spacious three-piece bathroom suite with a shower over the bath and in addition to this there is also a fully equipped shower room also accessed from the hallway.



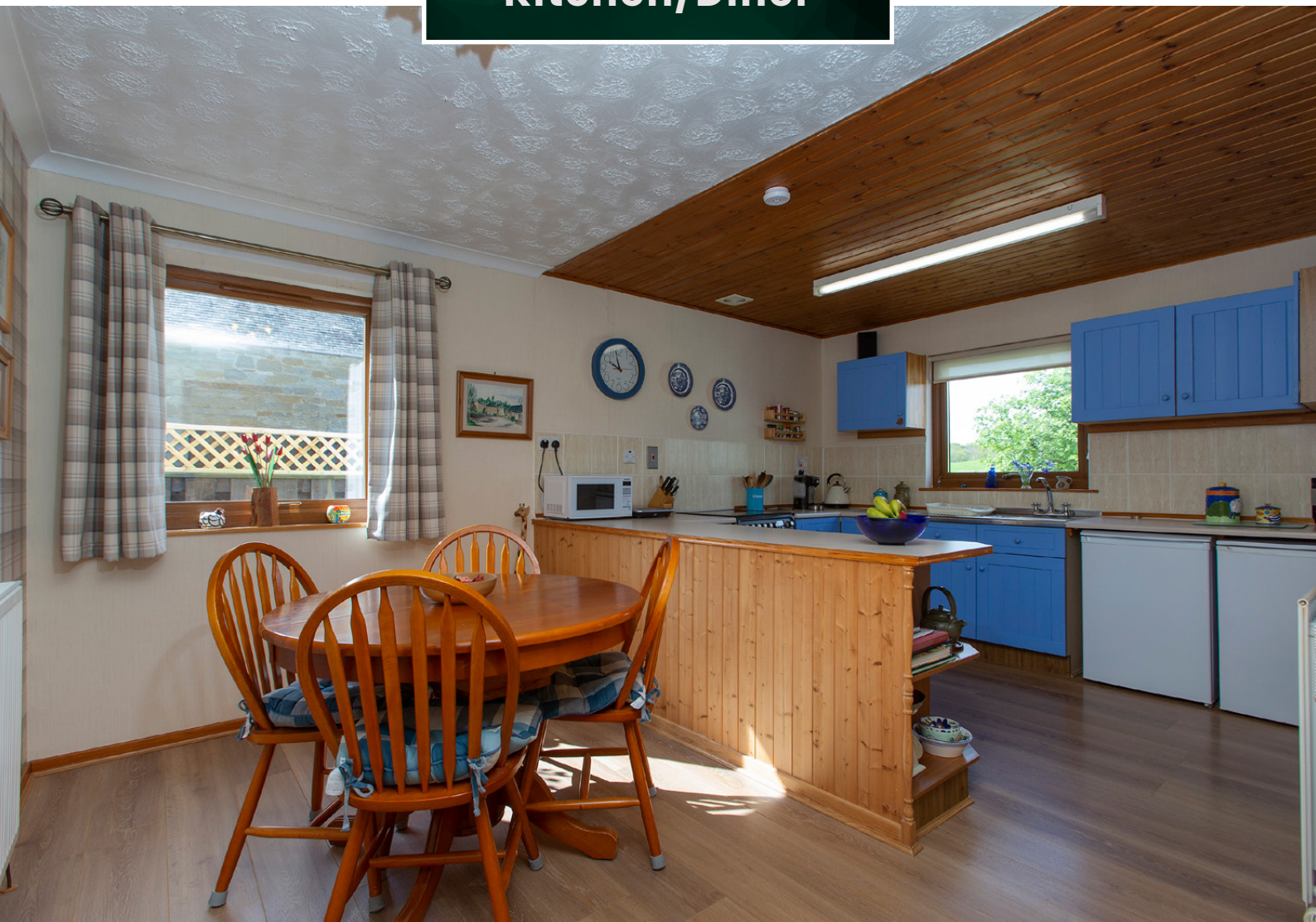
The Lounge







Kitchen/Diner







Bedroom 1



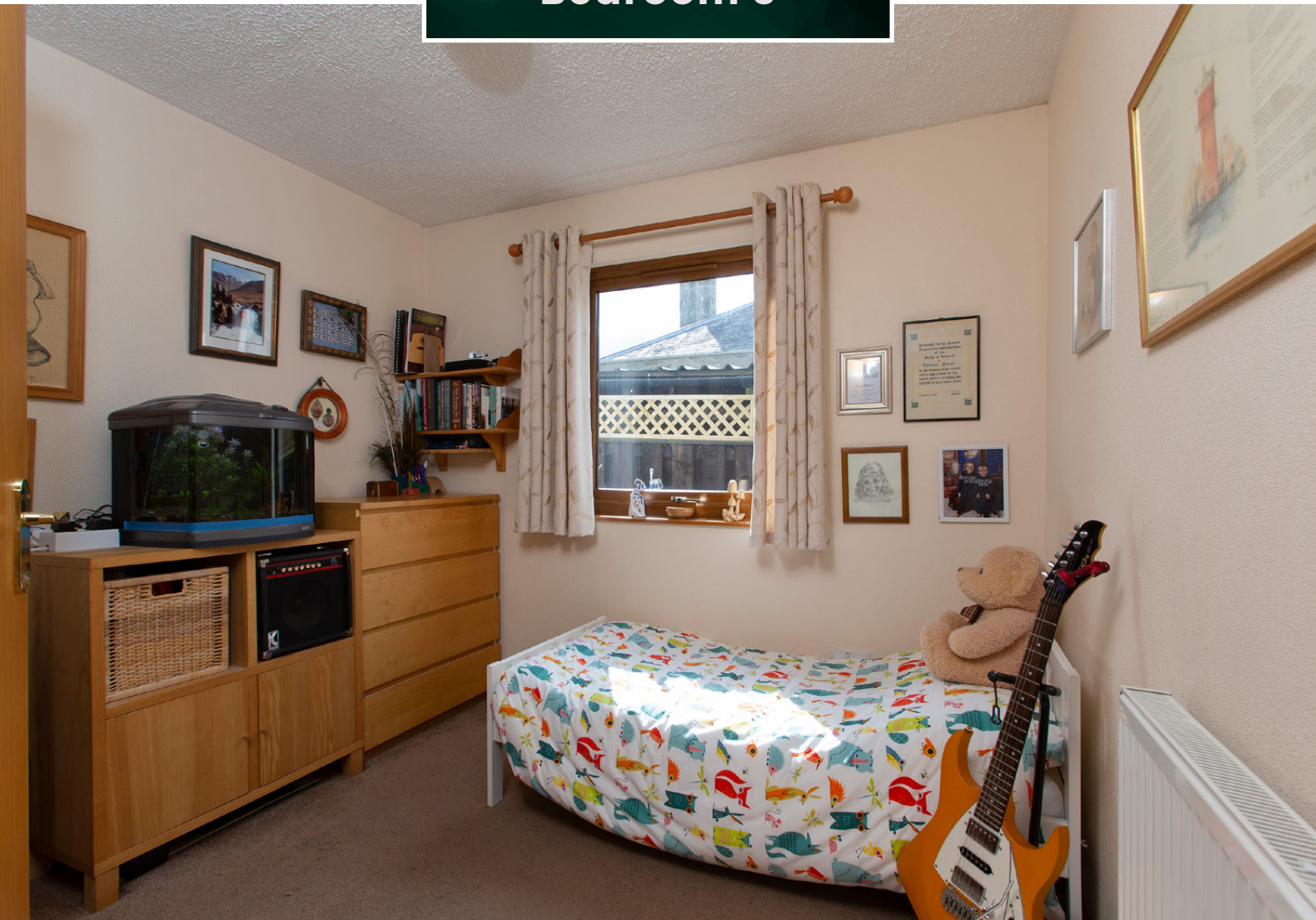


Bedroom 2



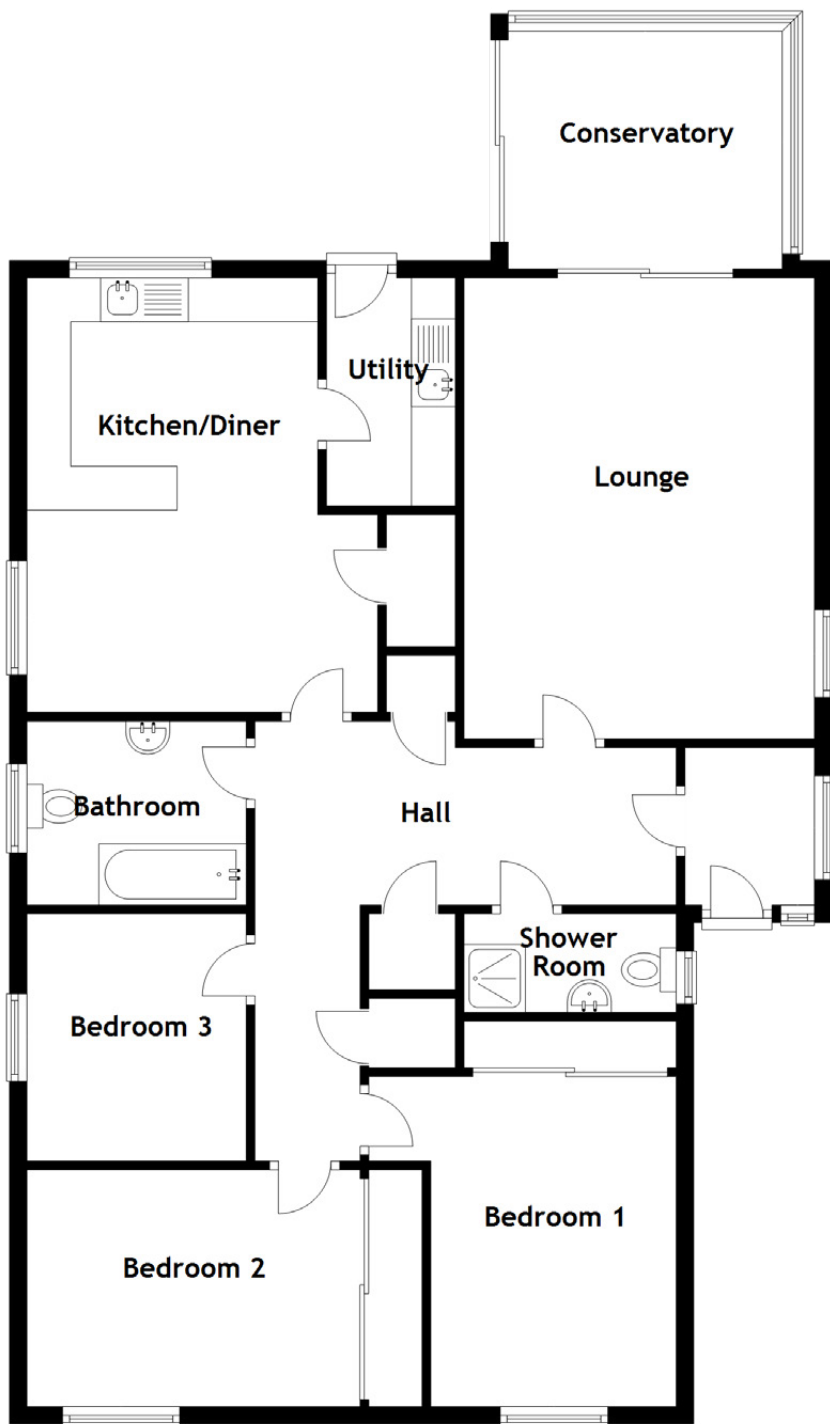


Bedroom 3









Approximate Dimensions

(Taken from the widest point)

Lounge	5.26m (17'3") x 4.00m (13'1")	Utility	2.60m (8'7") x 1.47m (4'10")
Kitchen/Diner	4.96m (16'3") x 3.32m (10'11")	Bathroom	2.50m (8'2") x 2.10m (6'11")
Conservatory	3.12m (10'3") x 2.72m (8'11")	Shower Room	2.42m (7'11") x 1.13m (3'8")
Bedroom 1	3.77m (12'4") x 2.80m (9'2")		
Bedroom 2	3.80m (12'6") x 2.70m (8'10")	Gross internal floor area (m ²): 115m ²	
Bedroom 3	2.82m (9'3") x 2.50m (8'2")	EPC Rating: D	

The property also benefits from a summer house, workshop and two garden sheds, all have mains power. The summer house could easily double as a home office.

In addition to this, the property includes oil-fired central heating, double-glazed windows making for a warm home, year-round. The house has a private single driveway, front garden and beautifully landscaped rear garden.







Although falling into the Gorebridge postcode, the property is located in the conservation area of Temple and Carrington, in the picturesque village of Temple. The name “Temple” refers to its historical connection to the Knights Templar and it was known anciently as “Balantrodach”, from the Scottish Gaelic “Baile nan Trodach”, which means “town of the warriors”, again a reference to the Knights Templar. Temple Village have an active community and a village hall which holds monthly events, it also has a busy nursery and playgroup. The stunning Gladhouse and Rosebery reservoirs are also close by amenities.

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



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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