McEwan Fraser Legal

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2 Kiln Cottages

2 KILN COTTAGES, ESPERSTON, TEMPLE, GOREBRIDGE, MIDLOTHIAN, EH23 4SA

GOREBRIDGE, MIDLOTHIAN

Although falling into the Gorebridge postcode, which is approximately five miles away, 2 Kiln Cottage is only two miles from the 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 community cinema and a busy nursery and playgroup. The stunning Gladhouse and Roseberry reservoirs are also close by amenities. There are clear views from the property, with the Pentland hills to the North West and Moorfoot hills to the South East.

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. In regards to schooling, the catchment area for these cottages is fortunate enough to fall into Moorfoot Primary School, serving residents of Temple and Borthwick and is only a 12-minute drive from the property.

In recent years, the road network has improved majorly and as a result, the city bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. If this is not enough, Gorebridge has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh. There is also a frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes, except at peak times.

2 KILN COTTAGES

An excellent opportunity has arisen to acquire this secluded three bedroom semi-detached house, making for an ideal family home while being well located on the outskirts of the Midlothian town of Gorebridge. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting;
Ground Floor: a dual aspect entrance porch with tiled floor, a bright and spacious lounge/diner which features an open fire including surround and leads into the fully fitted, partially tiled kitchen which benefits from an integrated washing machine, dishwasher, extractor hood, under-unit lighting, a walk-in larder and access to the rear garden. There is also a double bedroom which is currently used as a home office.

First Floor: landing with a large walk-in storage cupboard with access into the eaves, a double bedroom which has a built-in airing cupboard, fitted bedside units and a vanity table with drawers and a further double bedroom with wall-to-wall of built-in wardrobes. The three-piece, fully tiled family bathroom has an overhead shower and a chrome heated towel rail.

This property also benefits from; solid fuel central heating system, full double glazing and private garden grounds to the front, side and rear of the property including an abundance of soft fruit bushes and fruit trees, two raised vegetable beds, a chicken coop and house as well as a brick-built outhouse, which is split into two, located in the rear garden.

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

PROPERTY SPECIFICATIONS

Ground Floor

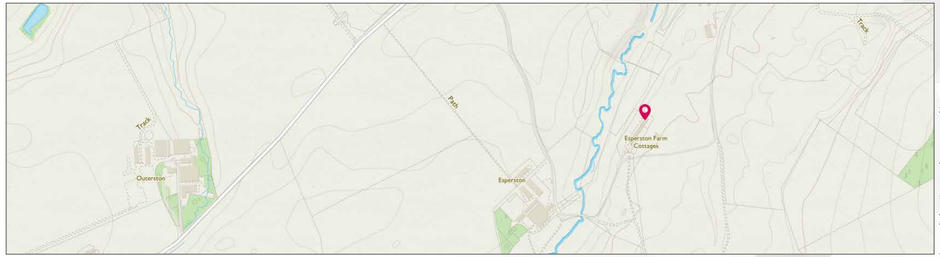
First Floor

Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Kitchen	4.10m (13'5") x 2.82m (9'3")
Bedroom 3	3.68m (12'1") x 3.10m (10'2")
Living Room	6.64m (21'9") x 4.40m (14'5")
First Floor	
Bedroom 1	4.60m (15'1") x 3.01m (9'11")
Bedroom 2	4.60m (15'1") x 2.02m (6'7")
Bathroom	2.55m (8'4") x 1.34m (4'5")

Gross internal floor area (m2) 94m²

EPC Rating F



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Part Exchange Available

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THE SUNDAY TIMES
THE TIMES

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