

15 Temple Village

GOREBRIDGE, MIDLOTHIAN, EH23 4SQ



The property is a simply fantastic project for someone looking to escape the hustle and bustle of city life.



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15 Temple Village

McEwan Fraser Legal is delighted to present this traditional three-bedroom cottage to the market. The property enjoys a mid-terraced position in Temple Village, a charming residential area outside Gorebridge. Internally, the property boasts close to 114m² of living space over two floors and is in need of some internal renovation. Externally, there is a generous rear garden with an open aspect over surrounding farmland. The property is a simply fantastic project for someone looking to escape the hustle and bustle of city life.





On entering the property, a wide entrance hallway separates the living room on your left from the dining kitchen to your right. The living room is dual aspect, naturally bright and neutrally finished with exposed floorboards and white wall. The stunning fireplace creates a natural focal point and the floor space on offer gives plenty of flexibility for a purchaser to create their ideal entertaining space. The dining kitchen would benefit from being refurbished. Enjoying similar proportions to the living room, there is plenty of potential for a fully fitted kitchen with space for a dining table. To the rear of the kitchen, you will find the third bedroom which is certainly a well proportioned double. However, there is plenty of scope for this room to be a more formal dining room, additional reception room or spacious home office. The ground floor accommodation is completed by the modern tiled bathroom which includes a three-piece suite with shower over bath. Accommodation on the first floor stretches to two very large double bedrooms. Both bedrooms enjoy a dual aspect and plenty of space for a full suite of bedroom furniture. There is so much space on this level that it would be perfectly possible to subdivide one of the bedrooms to provide three double bedrooms on the first-floor level. The attic space can be accessed from one of the bedrooms and is currently being used as a storage space.



The Lounge



The Kitchen





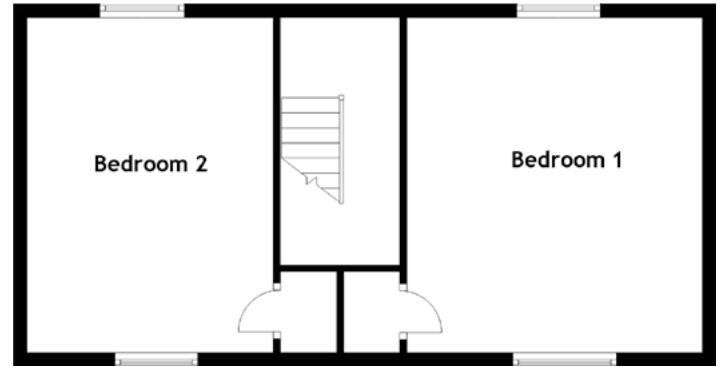
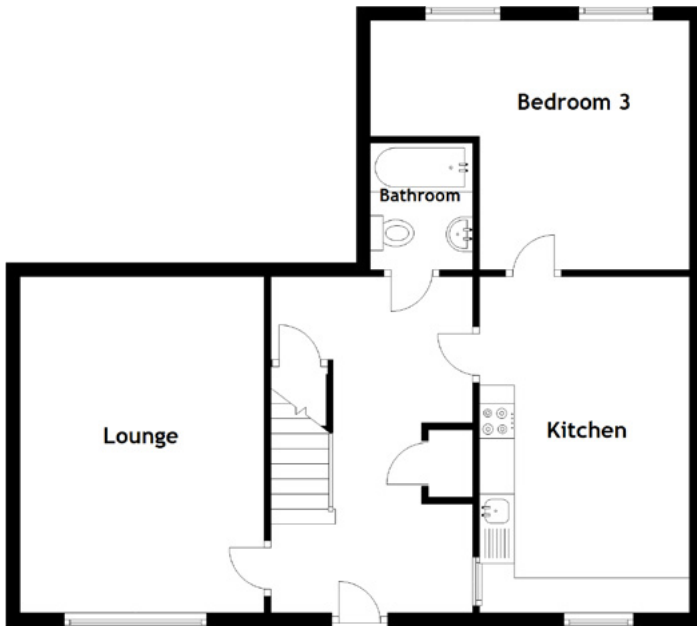
The Bedrooms





The Bathroom





Approximate Dimensions

(Taken from the widest point)

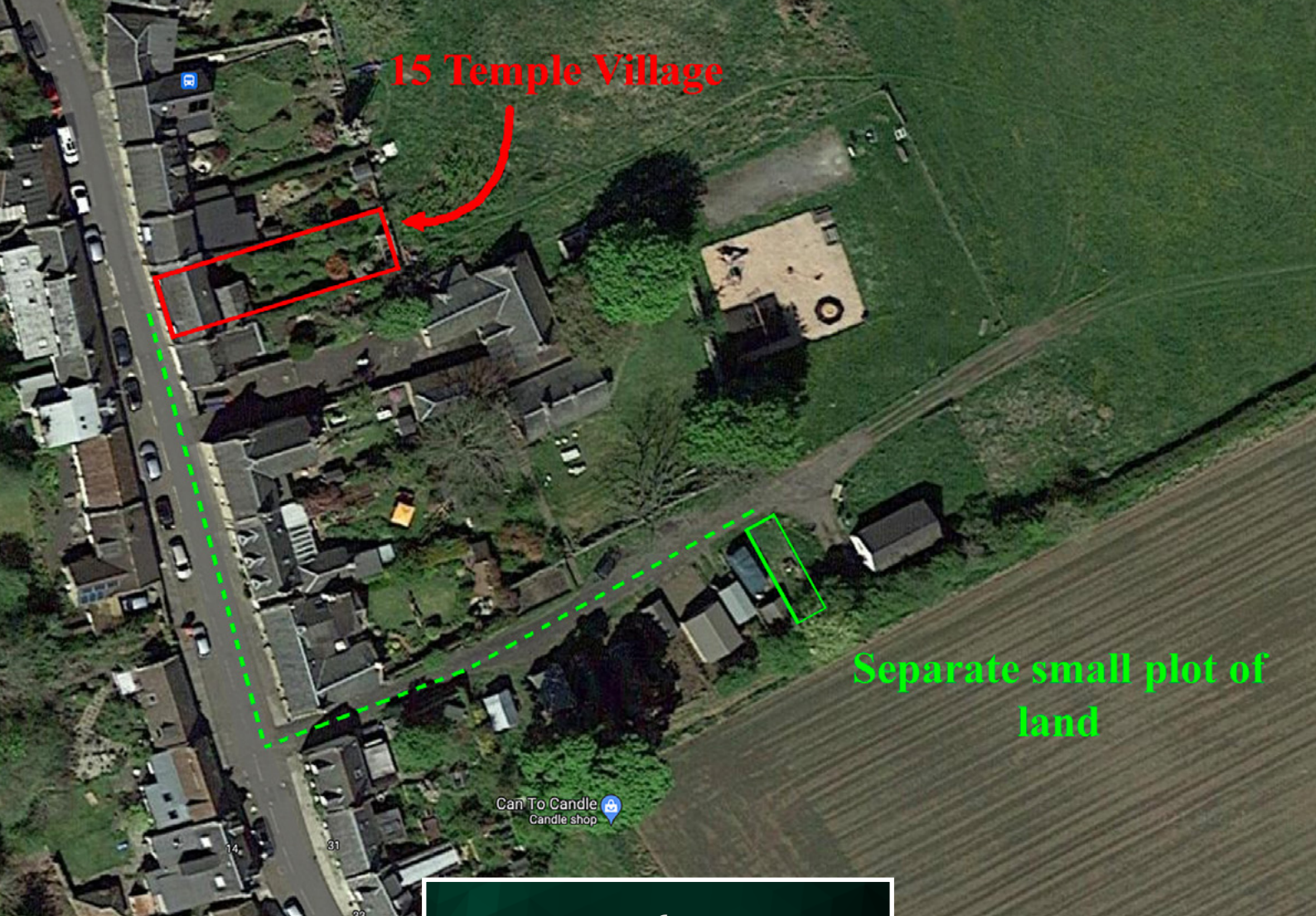
Lounge	4.83m (15'10") x 3.51m (11'6")	Bedroom 2	4.85m (15'11") x 3.54m (11'7")
Kitchen	4.83m (15'10") x 3.02m (9'11")		
Bedroom 3	3.58m (11'9") x 3.02m (9'11")	Gross internal floor area (m ²): 114m ²	
Bathroom	1.92m (6'4") x 1.48m (4'10")	EPC Rating: F	
Bedroom 1	4.81m (15'9") x 4.25m (13'11")		



Externally, there is unrestricted on-street parking to the front and a large mature rear garden. The rear garden also enjoys panoramic views over surrounding farmland.

N.B. There is a separate small plot of land to one end of the terrace that is available by separate negotiation. These plots have traditionally been used by local residents to build garages.





Plot of Land





Although falling into the Gorebridge postcode, the property is located in the conservation area of Temple & Anniston, 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 community cinema and a busy nursery and playgroup. The stunning Gladhouse and Roseberry 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.

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.

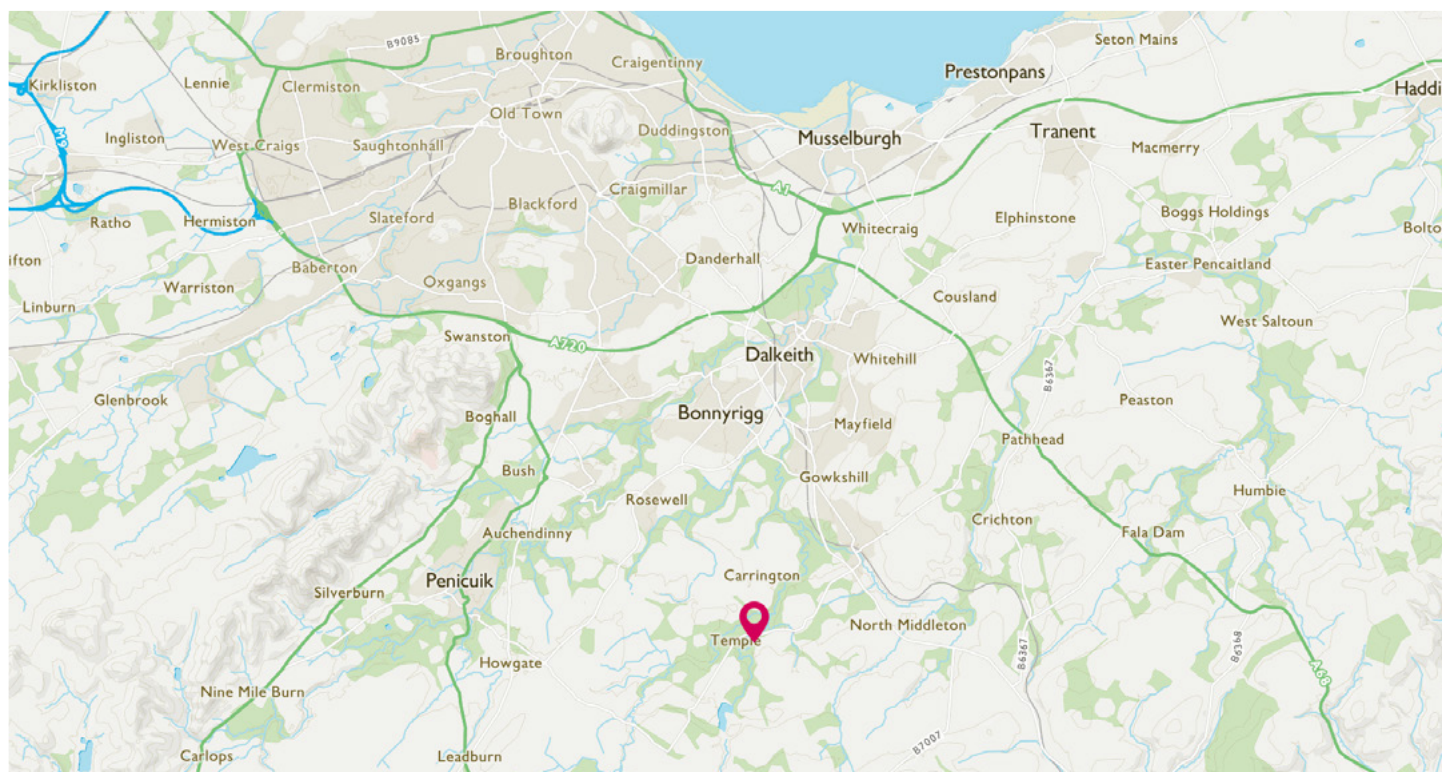
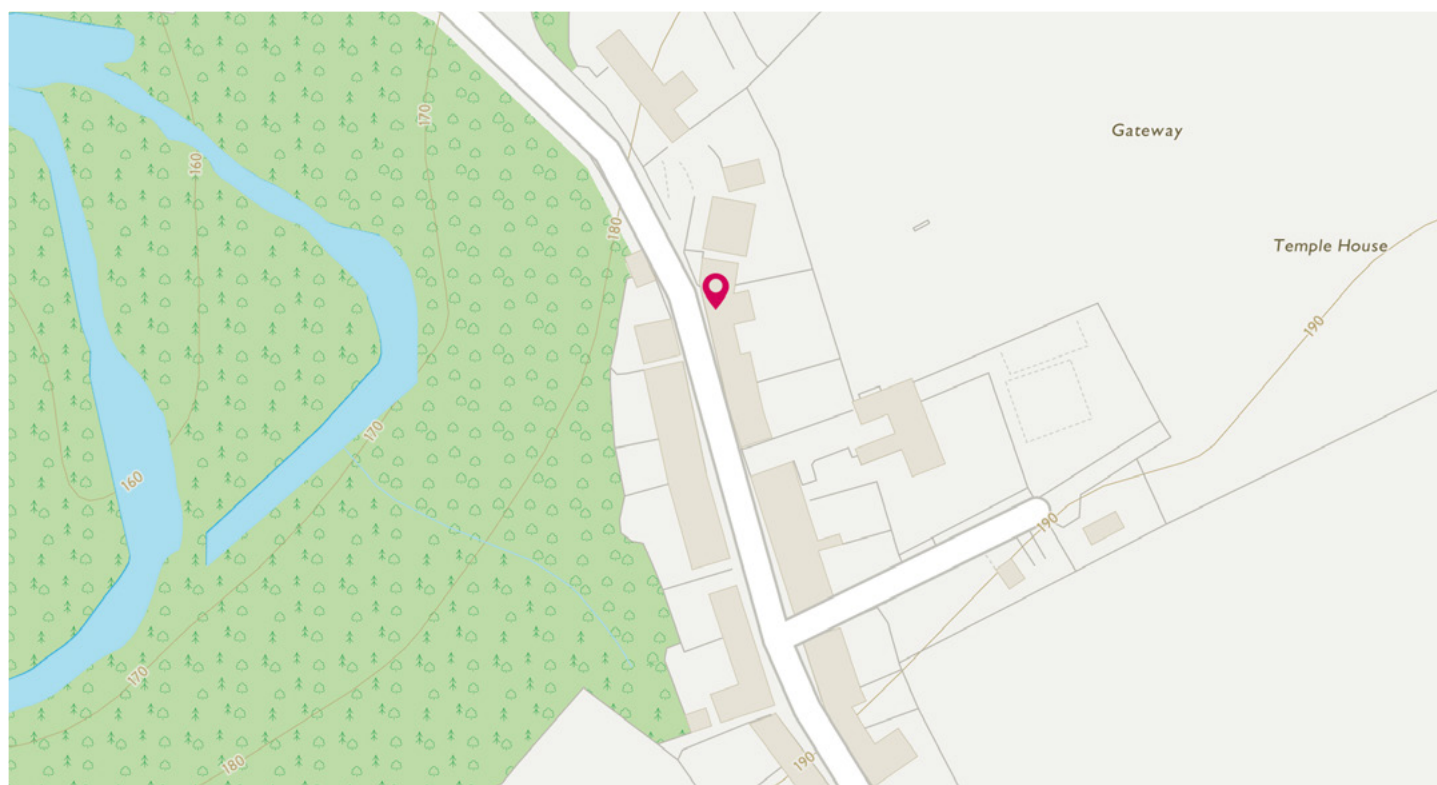


Image credit: <http://www.orthancsurvey.co.uk/omaps/>

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