




McEwan Fraser Legal

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4 River Gore Grove

GOREBRIDGE, MIDLOTHIAN, EH23 4GD

Gorebridge

MIDLOTHIAN, EH23 4GD

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.

Gorebridge 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 new Borders Railway with regular train services into Edinburgh.

There is also a regular and frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes except at peak times.

All in all, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.



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This beautifully presented detached villa is situated within an exclusive estate that is made up of various style properties. Internally the property is in excellent condition and has been well cared for by the current owners.

Each room is well proportioned and benefits from double-glazed windows and gas central heating throughout. Externally the property has an integrated garage with a large driveway. To the rear of the property, there is a large sunny enclosed garden that is easily maintained, with an adequate pond and also space for a hot tub to bring a little luxury to your life.

The property on the ground floor comprises an entrance hallway, a spacious lounge/dining area. The room itself is flooded with natural light thanks to the large front window. The kitchen at the rear has a great family space and includes ample wall and base units with various appliances including space for fridge freezer, dishwasher, gas hob, hood and oven. Via the dining room, you will find access to the conservatory which adds to the family space and this gives direct access at the back garden.

Upstairs the property provides four comfortable bedrooms, one of which has built-in wardrobes. The master bedroom and a second double bedroom overlook the front of the property and boast a three-piece ensuite shower room. The family bathroom completes the accommodation with a white three-piece bathroom suite and extractor fan. It is also worth noting, the property benefits from a loft providing additional storage space.

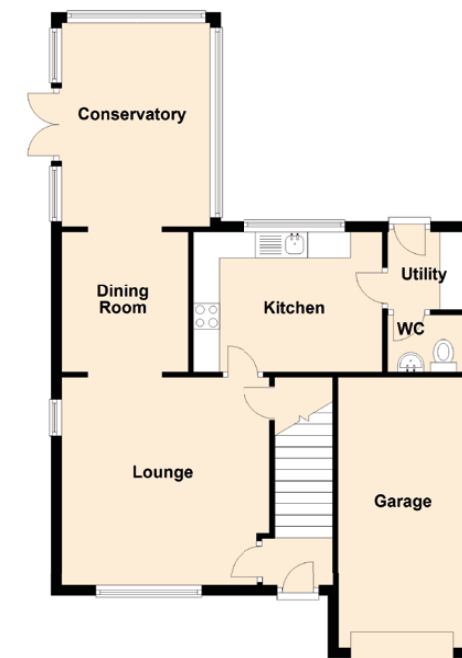
Early viewing is advisable as this well-maintained property is expected to be popular with a variety of buyers.





Specifications & Details

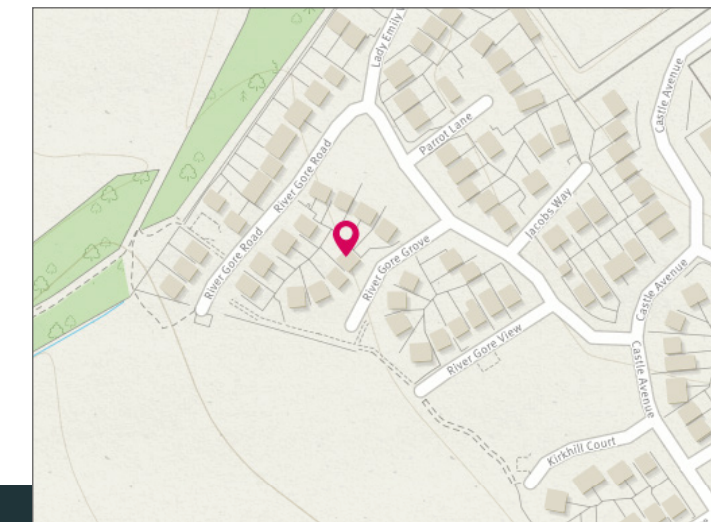
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Dining Room	2.70m (8'10") x 2.42m (7'11")
Conservatory	3.92m (12'10") x 2.84m (9'4")
Kitchen	3.64m (11'11") x 2.70m (8'10")
Utility	1.50m (4'11") x 1.50m (4'11")
WC	1.50m (4'11") x 1.19m (3'11")
Bedroom 1	4.04m (13'3") x 3.45m (11'4")
En-suite	1.87m (6'2") x 1.60m (5'3")
Bedroom 2	3.54m (11'7") x 2.45m (8')
Bedroom 3	2.90m (9'6") x 2.90m (9'6")
Bedroom 4	2.62m (8'7") x 2.56m (8'5")
Bathroom	2.20m (7'3") x 1.88m (6'2")
Garage	5.20m (17'1") x 2.45m (8')

Gross internal floor area (m²): 105m² | EPC Rating: C





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