



*Beautifully Presented Three Bedroom Terraced House In  
Midlothian's Popular Area of Gorebridge*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this spacious three-bedroom end terraced home in the desired and sought-after town of Gorebridge.

# THE LIVING ROOM



The spacious living area is where you enter the home and provides access to the upstairs and the dining room and offers various possibilities for furniture arrangements. In addition to the dining room and the living room the property also benefits from a conservatory which provides access to the private rear garden and offers that additional living space.

# THE DINING ROOM



# THE CONSERVATORY



# THE KITCHEN



The fully equipped kitchen is modern with an electric hob, fan oven and freestanding white goods. The kitchen benefits from being attached to the dining area making for excellent family space and entertaining area.





There are three spacious bedrooms, two of which are double and the third is a spacious single room that serves very well as a home office space. The property has one main family bathroom upstairs. This is a modern three-piece family bathroom with modern tiling and is flooded with natural light. In addition, the property benefits from central gas heating and full double glazing making for a warm home year-round.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



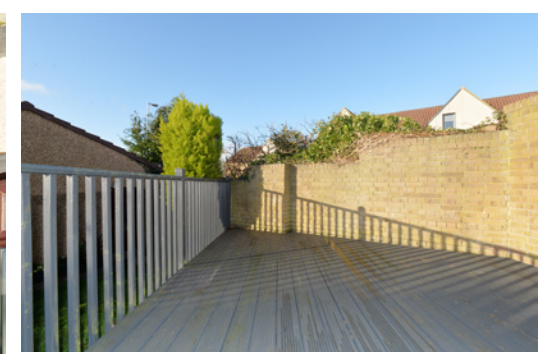


# BEDROOM 3

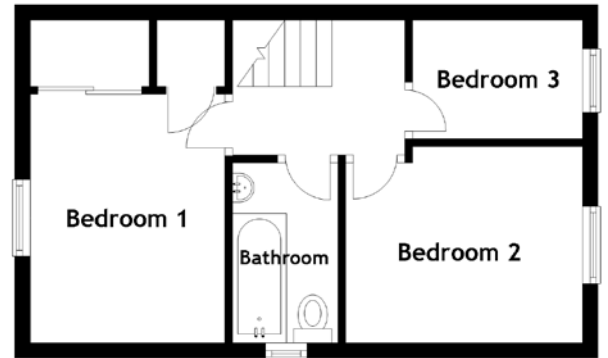
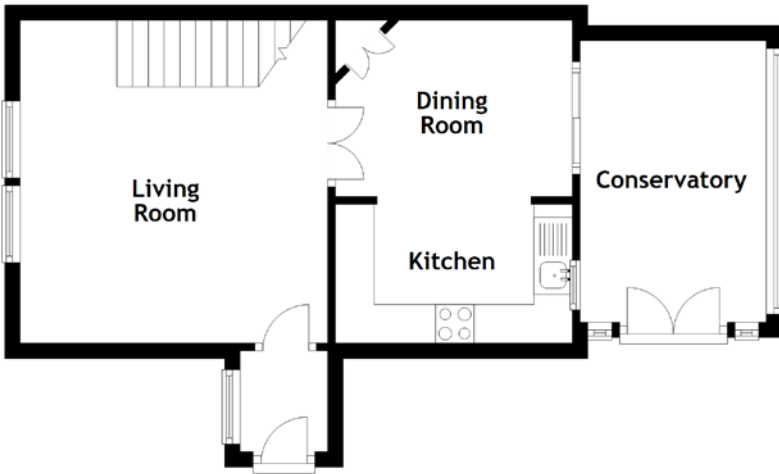


The garden has a large decking area which is an excellent entertaining space and would be excellent for a summer bbq.  
Parking is free on street and the property also has a single garage.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

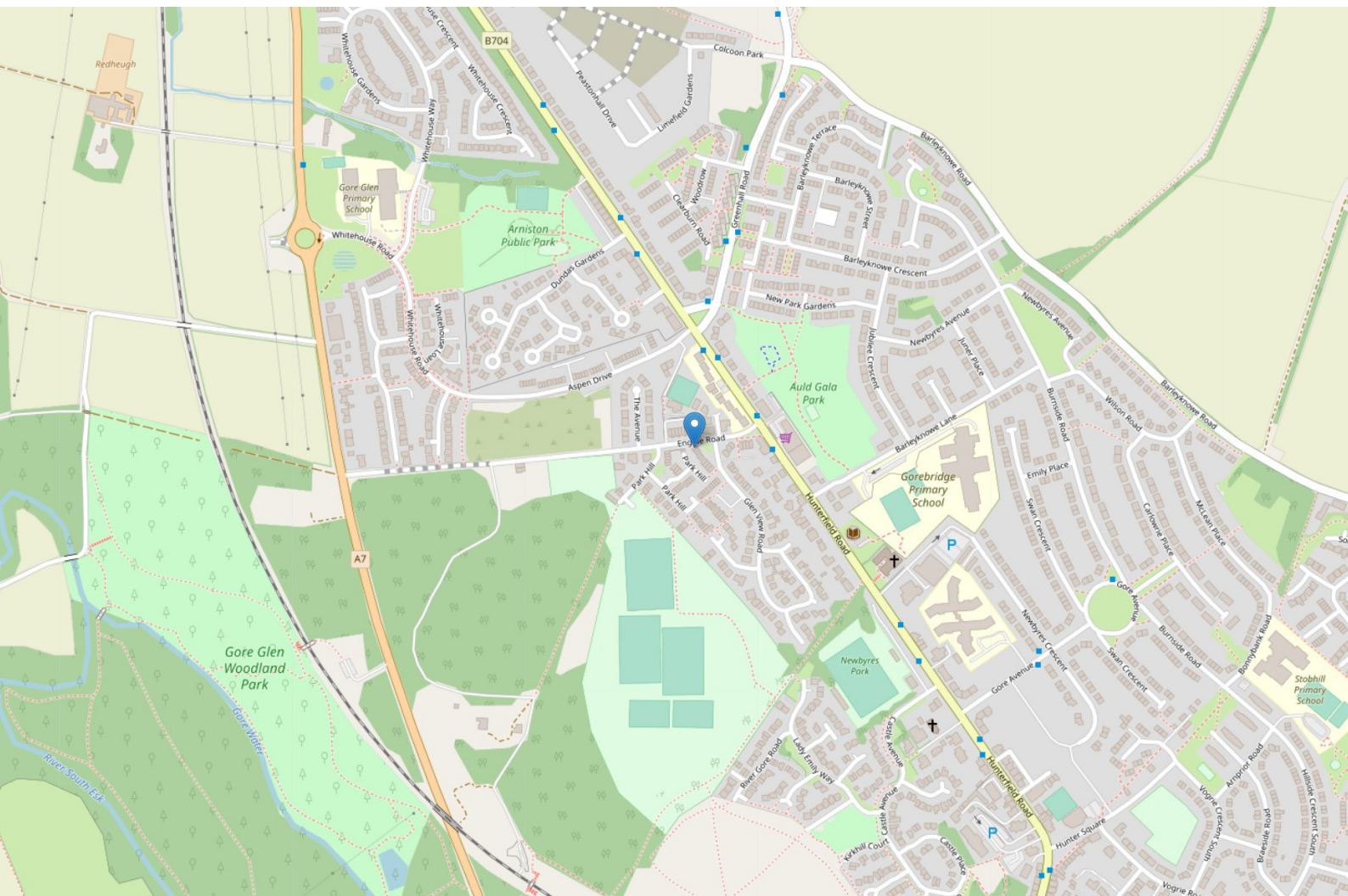


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.19m (13'9") x 4.00m (13'1")
Dining Room	3.08m (10'1") x 2.29m (7'6")
Conservatory	3.65m (12') x 2.42m (7'11")
Kitchen	3.08m (10'1") x 1.80m (5'11")

Bedroom 1	3.20m (10'6") x 2.53m (8'4")
Bedroom 2	3.18m (10'5") x 2.55m (8'4")
Bedroom 3	2.21m (7'3") x 1.80m (5'11")
Bathroom	2.34m (7'8") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some 10 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.

There is a regular and frequent bus service to Edinburgh itself and the car journey takes between 20 and 30 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.



  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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