

37 Birkenaside

GOREBRIDGE, MIDLOTHIAN, EH23 4JB



*NEWLY REFURBISHED MAIN DOOR
FLAT, PERFECT FOR FIRST-TIME BUYERS*



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This newly refurbished one-bedroom main door ground-floor flat is ideally located in Gorebridge, a popular and well-connected suburb of Edinburgh.

The property boasts a generous double bedroom, freshly decorated and finished in neutral tones, alongside a large and bright living room featuring an attractive ornate fireplace, adding character and charm. A separate, newly fitted modern kitchen offers excellent functionality, complemented by a stylish, contemporary bathroom.



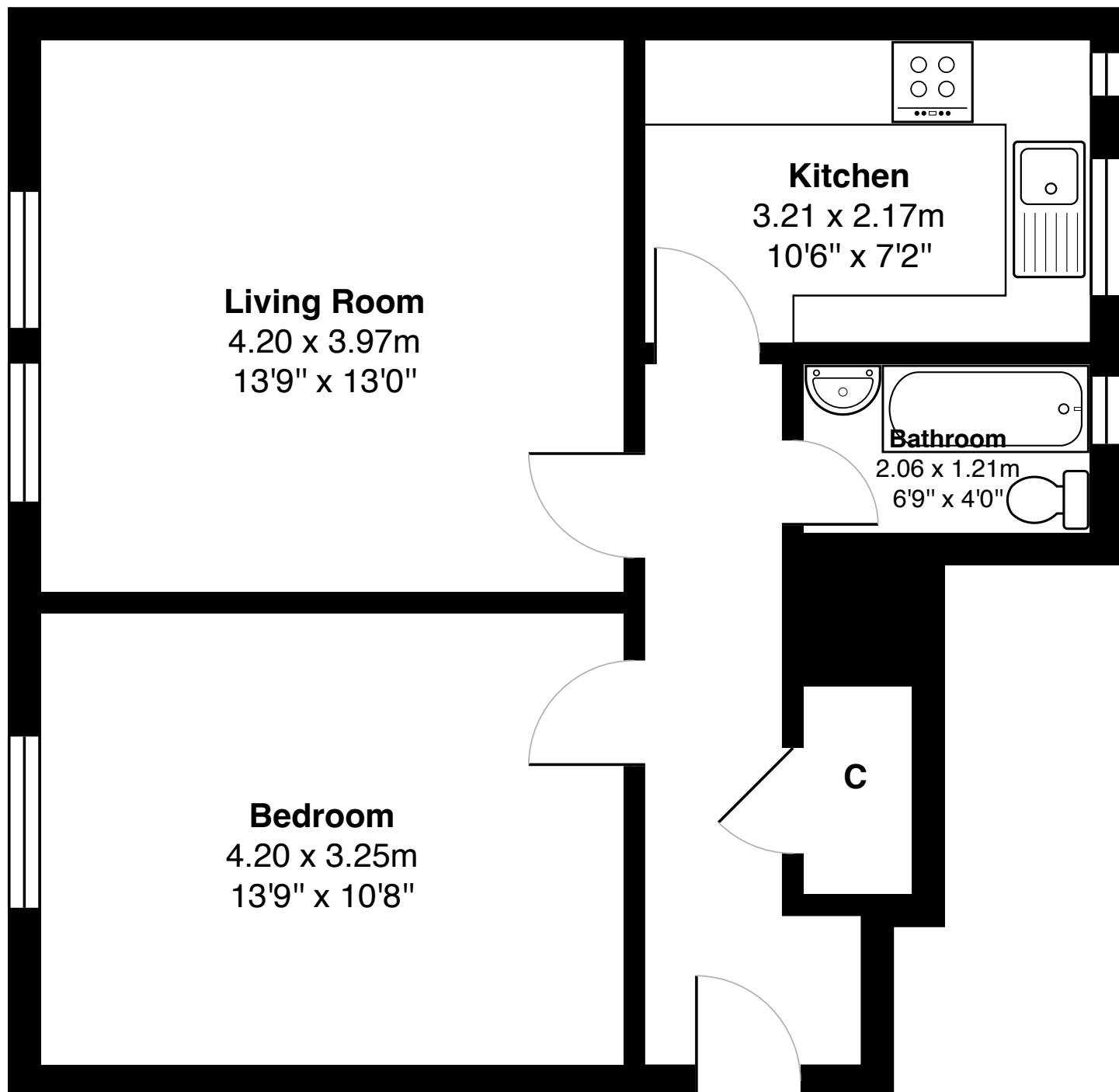




The Bedroom







Gross internal floor area (m²): 50m²

EPC Rating: C



Externally, the building has recently been repainted, enhancing its overall appearance. To the rear, the property benefits from an ample, well-kept enclosed garden, providing a private outdoor space ideal for relaxing or entertaining.

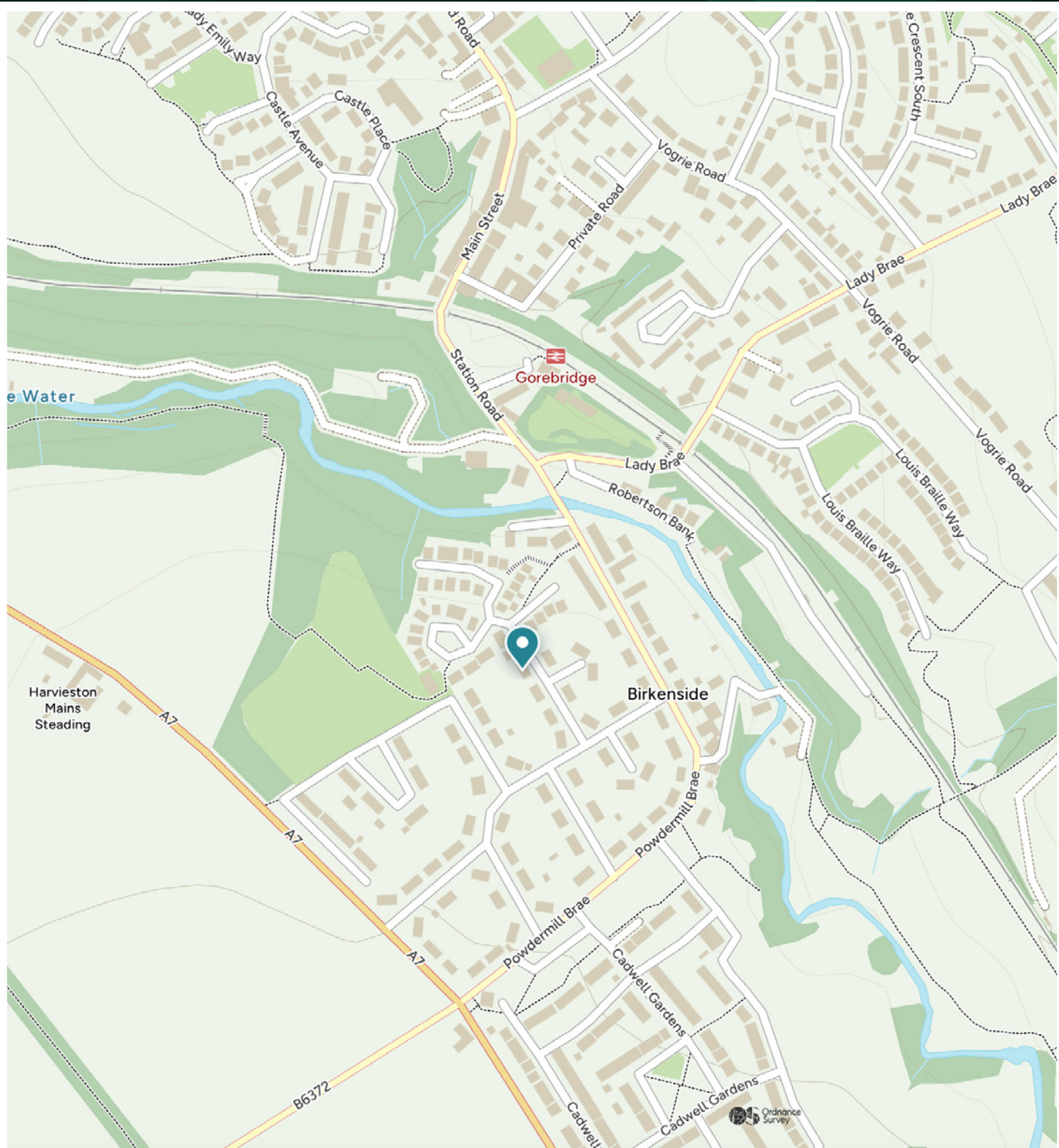
This attractive main door flat combines modern upgrades with period features and is well-suited to first-time buyers, downsizers, or investors alike.



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 Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton, which has a variety of superstores including Ikea, Costco and Sainsbury's. 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.

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. Gorebridge Train Station is a 5 minute walk from the property and offers a quick and frequent service to Edinburgh or Galashiels.



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Text and description
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