

# 13 South Quarry Crescent

GOREBRIDGE, EH23 4GJ

An excellent opportunity has arisen to acquire this spacious five bedroom detached villa, situated on a corner plot on the edge of the development and making for an ideal family home. This property is well located within the popular Midlothian town of Gorebridge and viewing is highly recommended.

Internally this accommodations is in excellent decorative order, while briefly consisting of;

Ground Floor: entrance hallway with an under-stair storage cupboard, a two-piece, partially tiled WC with an extractor fan and a bright and spacious lounge.

The open plan kitchen/diner benefits from an integrated four-ring gas hob, extractor hood, oven, dishwasher, fridge freezer, breakfast bar, under-unit lighting, granite worktops and access to the rear garden through double patio doors and a fully fitted utility room with an integrated washing machine, a large walk-in linen cupboard and access to the side garden.

There is also a spacious single bedroom which is currently used as a family room.

First Floor: landing with a cupboard which houses the water tank, master bedroom with two double built-in mirrored wardrobes and a three-piece, fully tiled en-suite shower-room with a double shower cubicle, chrome heated towel rail and an extractor fan.

There are three further double bedrooms, two of

which have built-in wardrobes, one with a further three-piece, fully tiled en-suite shower-room with a double shower cubicle, chrome heated towel rail and an extractor fan.

Finally, there is a four-piece, fully tiled family bathroom with a separate double shower cubicle, a chrome heated towel rail and extractor fan.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from views of the Pentland Hills from the rear of the first floor, gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including a newly laid patio area within the west-facing rear garden. There is a double driveway and a double garage to allow for secure off-street parking for up to 6 cars.

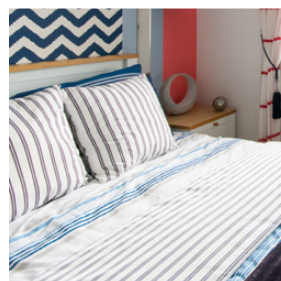
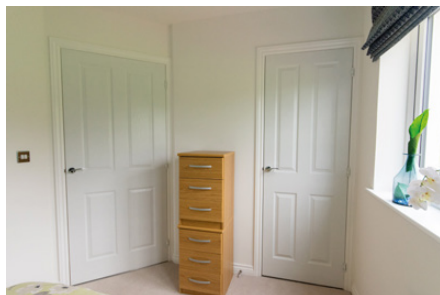
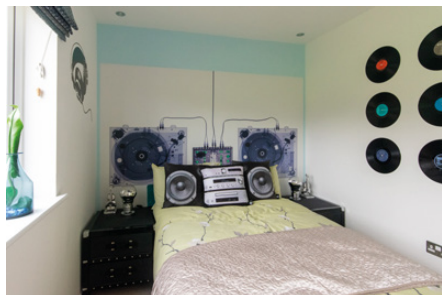
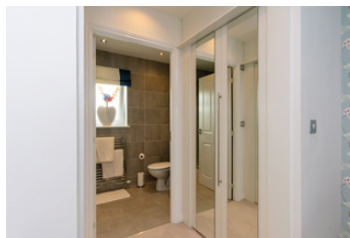
The double garage has electric radiators, down lights, lining and insulated, rear access from the side garden and includes a storage cupboard which offers the opportunity for easy conversion into liveable space, similar to how Taylor Wimpey used this while the property was their show home. The original glass doors are also there if required.





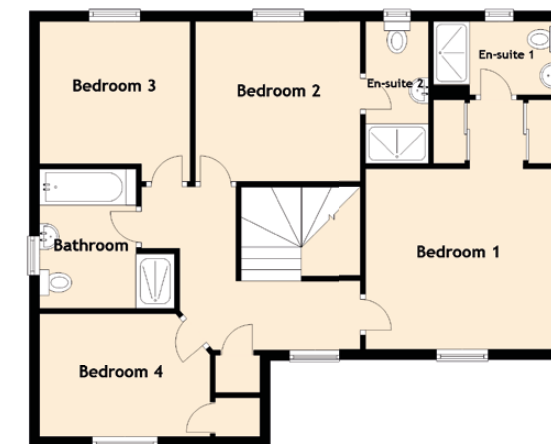
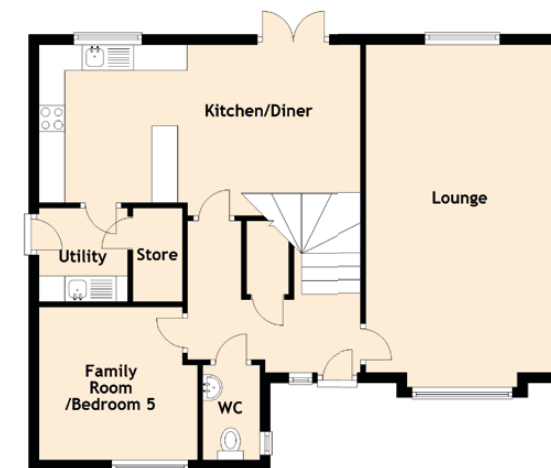






# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.67m (21'11") x 3.76m (12'4")
Kitchen/Diner	6.27m (20'7") x 3.32m (10'11")
Utility	1.82m (6') x 1.72m (5'8")
Family Room/Bedroom 5	3.08m (10'1") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.42m (11'3")
En-suite 1	2.50m (8'2") x 1.43m (4'8")
Bedroom 2	3.22m (10'7") x 3.12m (10'3")
En-suite 2	2.72m (8'11") x 1.22m (4')
Bedroom 3	3.12m (10'3") x 2.93m (9'7")
Bedroom 4	3.32m (10'11") x 2.41m (7'11")
Bathroom	2.71m (8'11") x 2.65m (8'8")
WC	1.85m (6'1") x 1.11m (3'8")

Gross internal floor area (m²): 130m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

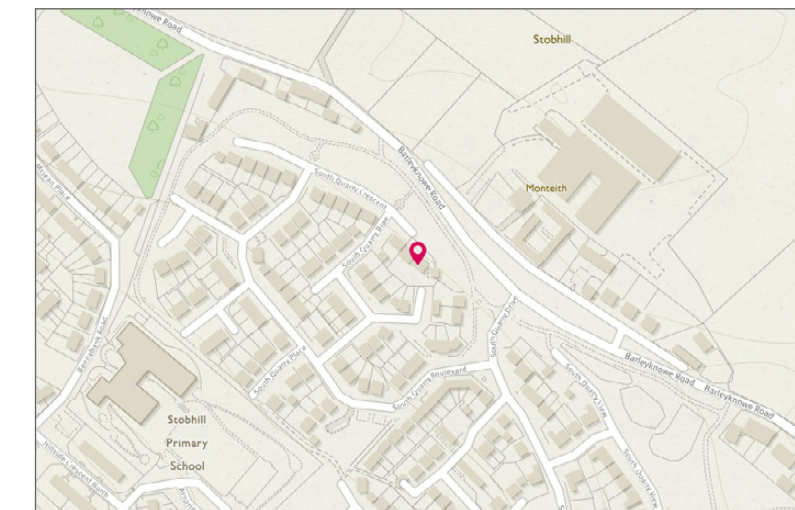


Image credit: <https://www.edinaxsurvey.co.uk/gallery/>



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