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15 Newtonloan Court

GOREBRIDGE, EH23 4FB



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GOREBRIDGE

EH23 4FB

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. Further amenities can be found at nearby Dalkeith, whose high street shopping is well renowned. Leisure activities in the vicinity include a sports/recreation centre, Arniston Public Park and the vast expanses of open countryside. Gore Glen, Vogrie and Dalkeith country parks are all within easy reach and offer great walks, cafes and shopping at the Restoration Yard. Schooling is well represented from nursery to senior level with a primary school only a five-minute walk away.

The property is situated close to the main bus route which operates to Edinburgh and further afield. The A7 major road heading south is just minutes away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network.

If this is not enough, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.



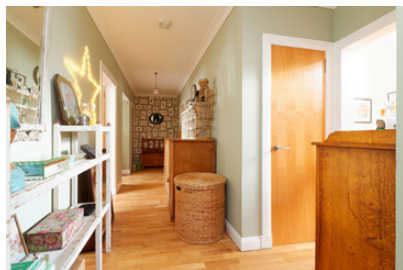
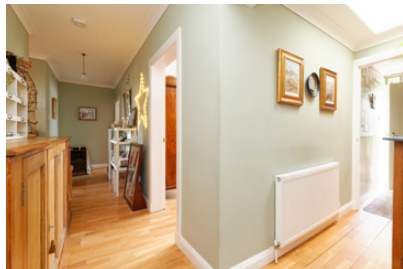
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An excellent opportunity has arisen to acquire this desirable two-bed, main door flat that forms part of the historic Newtonloan miners' hospital and makes for an ideal home while being well located within the popular area of Gorebridge.

This accommodation briefly consists of an entrance hallway, a bright and spacious lounge with a mezzanine level with plenty of space to incorporate a dining area, from here you will access the fitted modern kitchen which benefits from an integrated hob, oven with extractor hood and a new Worcester Bosch combi boiler. You will find two good sized double bedrooms, both of which have more than ample space for various furniture configurations and to complete the accommodation is a three-piece, family shower-room.

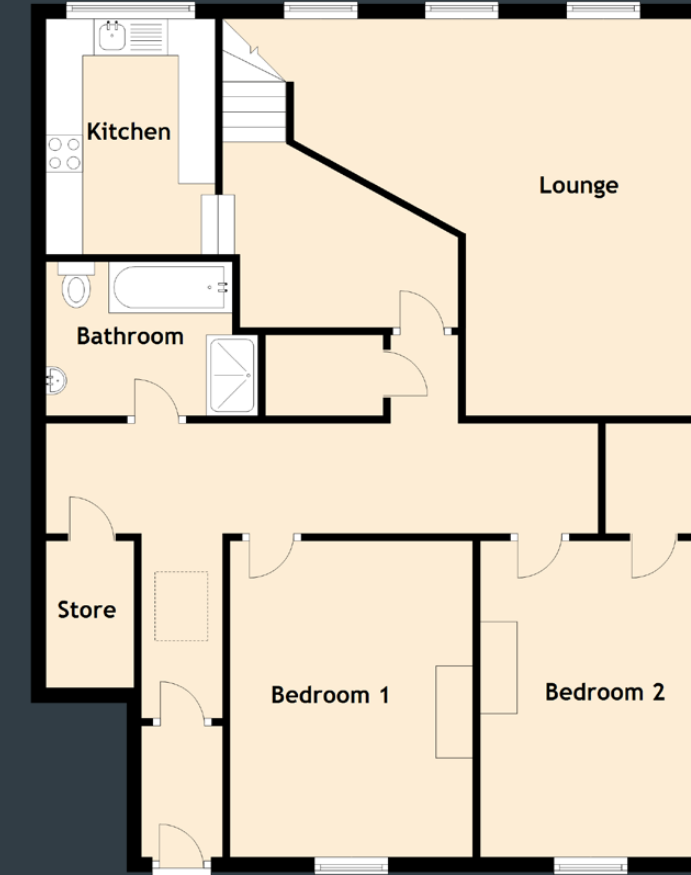
This property also benefits from full double glazing and is situated within an exclusive development consisting of several shared gardens to the rear and side of the properties, while there is more than adequate un-restricted on-street parking to accommodate for visitors.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.50m (21'4") x 5.40m (17'9")
Kitchen	3.20m (10'6") x 2.20m (7'3")
Bedroom 1	4.30m (14'1") x 3.30m (10'10")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bathroom	2.70m (8'10") x 2.10m (6'11")
Store	2.00m (6'7") x 1.20m (3'11")

Gross internal floor area (m²): 104m² | EPC Rating: C

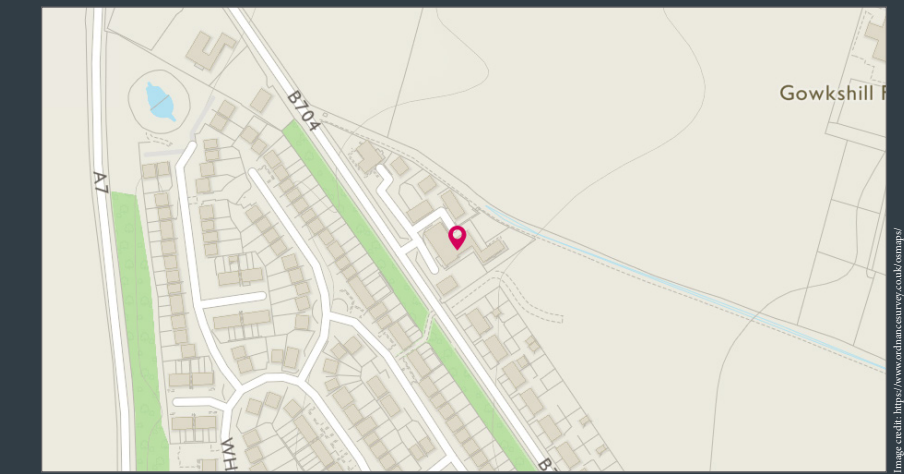


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