




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Hillside Crescent South

GOREBRIDGE, EH23 4HP



THE LOCATION

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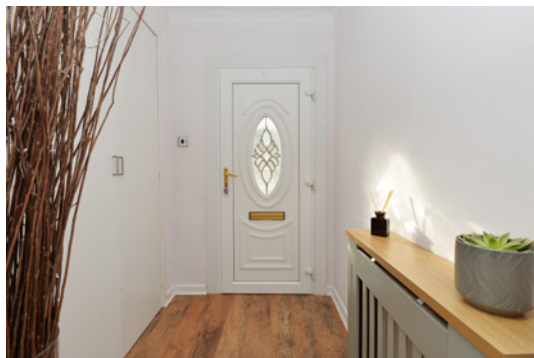
Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

The town 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.



9 HILLSIDE CRESCENT SOUTH

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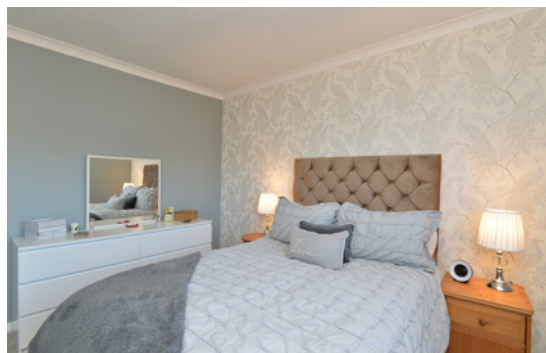
McEwan Fraser Legal is delighted to present this three-bedroom home in Gorebridge. The property is in walk-in condition having been well looked after inside and out as well as upgraded over time.

Inside, the property comprises of:

- Fully equipped breakfasting kitchen fitted with excellent storage, Integrated hob and oven as well as ample workspace. You can also access the landscaped rear garden.
- Spacious living area with various options for configurations, stunning log burner and a lovely view. This certainly won't disappoint.
- The home benefits from three bedrooms two of which are well proportioned double bedrooms and the third is a spacious single bedroom.
- There is one family shower room on the ground level and is modern in its finish.

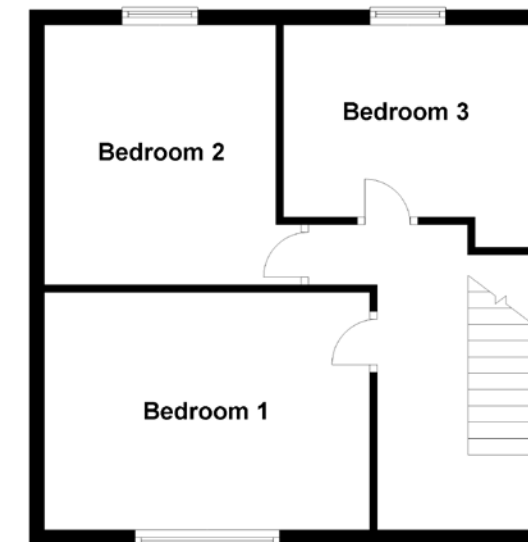
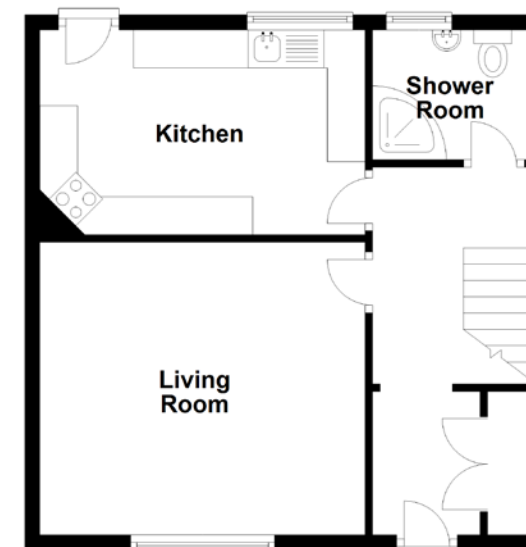
In addition to this, the property includes gas central heating, double glazed windows single driveway and free on-street parking for residents and visitors alike.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Living Room	4.30m (14'1") x 3.86m (12'8")
Kitchen	4.30m (14'1") x 2.40m (7'11")
Bedroom 1	4.30m (14'1") x 3.13m (10'3")
Bedroom 2	3.72m (12'2") x 3.43m (11'3")
Bedroom 3	3.30m (10'10") x 2.93m (9'8")
Shower Room	2.06m (6'9") x 1.71m (5'7")

Gross internal floor area (m²): 86m²

EPC Rating: C

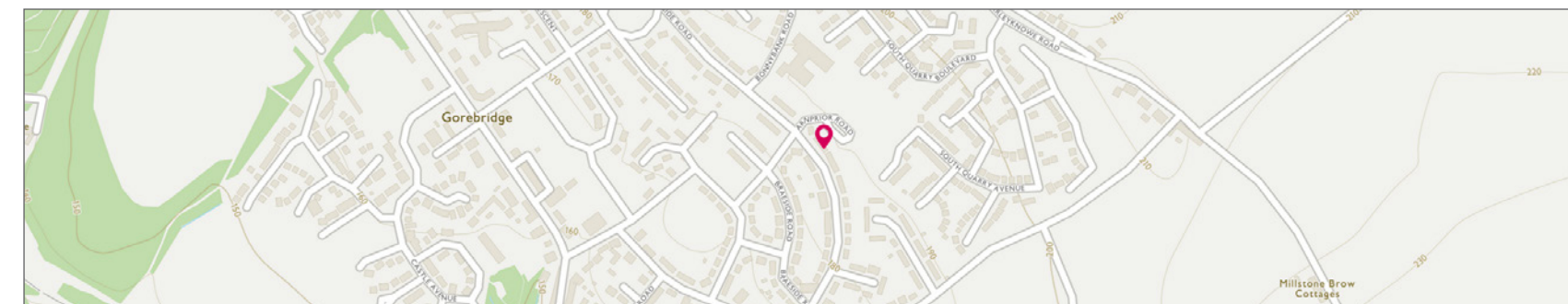


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