

12 South Quarry Mews

GOREBRIDGE, EH23 4GW



*Modern Three Bedroom Detached Family Home
In The Midlothian Town of Gorebridge*



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McEwan Fraser Legal is delighted to present this three-bedroom detached family home in the Midlothian town of Gorebridge. The property is in walk-in condition having been well cared for and maintained.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with access into the large private rear garden. The living room also accommodates a dining table with ease.
- Fully equipped kitchen accessed from the main hall of the house. Fitted with gas hob, fan oven, washing machine and fridge freezer.

THE KITCHEN





- The property benefits from a downstairs WC, main three-piece family bathroom and en suite shower room in the master bedroom making for a really functional family home.
- The house is equipped with three spacious double bedrooms. The master bedroom has an en suite shower room and comes with built-in storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

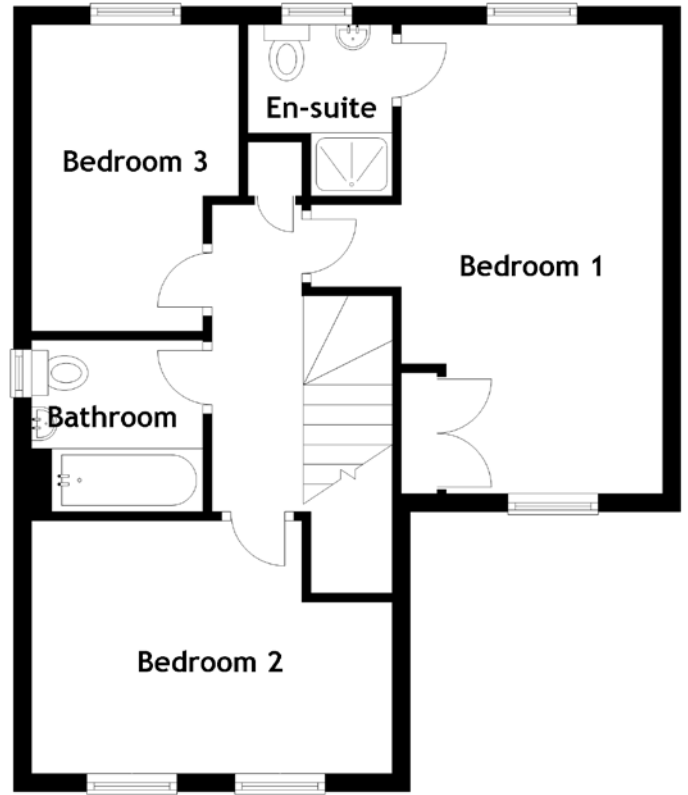
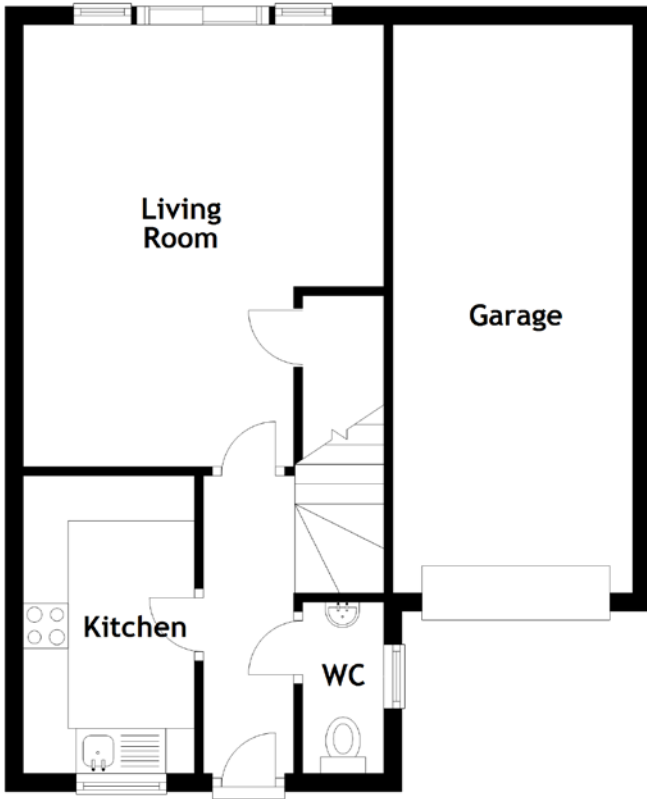


In addition, the property includes a single driveway, garage, fully double-glazed windows and gas central heating making for a warm home, year-round. The south-facing garden to the rear is spacious and well maintained.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

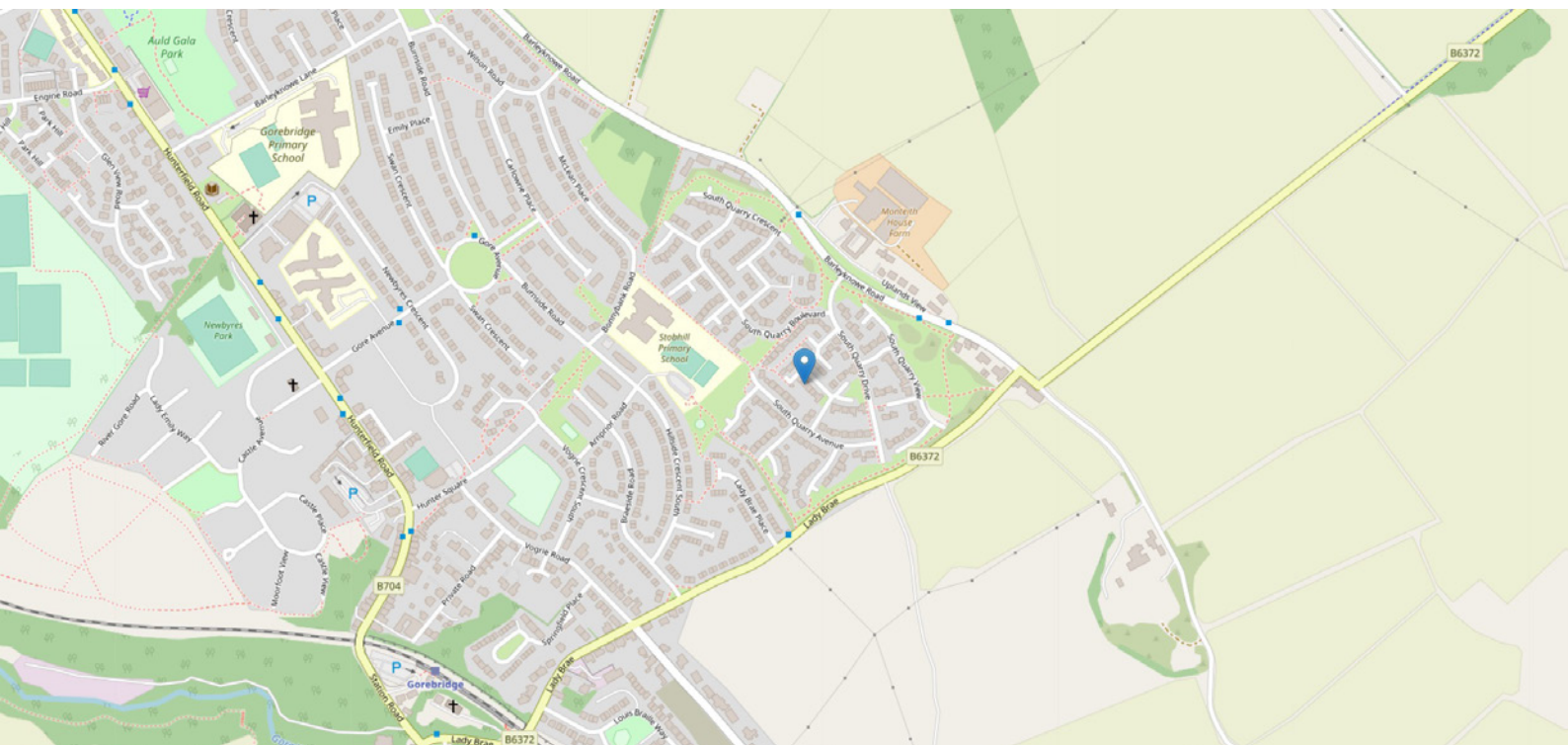


Approximate Dimensions (Taken from the widest point)

Living Room	4.90m (16'1") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 1.90m (6'3")
WC	1.90m (6'3") x 0.90m (2'11")
Bedroom 1	5.20m (17'1") x 4.00m (13'2")
En-suite	1.90m (6'3") x 1.60m (5'3")

Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	3.40m (11'2") x 2.30m (7'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Garage	6.30m (20'8") x 2.66m (8'9")

Gross internal floor area (m²): 84m²
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, and 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 are regular and frequent train and bus services 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.



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