



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**9 The Avenue**

GOREBRIDGE, MIDLOTHIAN, EH23 4AG





# GOREBRIDGE

MIDLOTHIAN, EH23 4AG

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. 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 features a variety of superstores including Ikea, Costco and a 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. Goreglen Primary School is within close proximity and can actually be seen from the property.

In recent years, the road network has improved majorly and as a result, the city bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. 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.

There is also a 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 THE AVENUE

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A fantastic opportunity has arisen to purchase this well presented main door two bedroom ground floor villa with enclosed private front and rear gardens and external storage, situated within a quiet cul-de-sac setting in the popular Midlothian village of Gorebridge close to excellent transport links and amenities.

The accommodation would undoubtedly appeal to the first time buyer, young professionals or rental investor and in brief, comprises; a good-sized and bright lounge/ dining room, attractive fitted kitchen with access to the rear garden, double master bedroom located to the rear, further good sized double bedroom located to the front of the property and a family bathroom with three-piece suite and mixer shower over bath.

Further benefits include gas central heating and double glazing.

There is a well maintained, fully enclosed, west-facing private garden to the rear which is mainly patio.

There is off-street driveway parking to the front and ample on-street parking for guests.

There is also a private useful external storage cupboard to the side of the property.

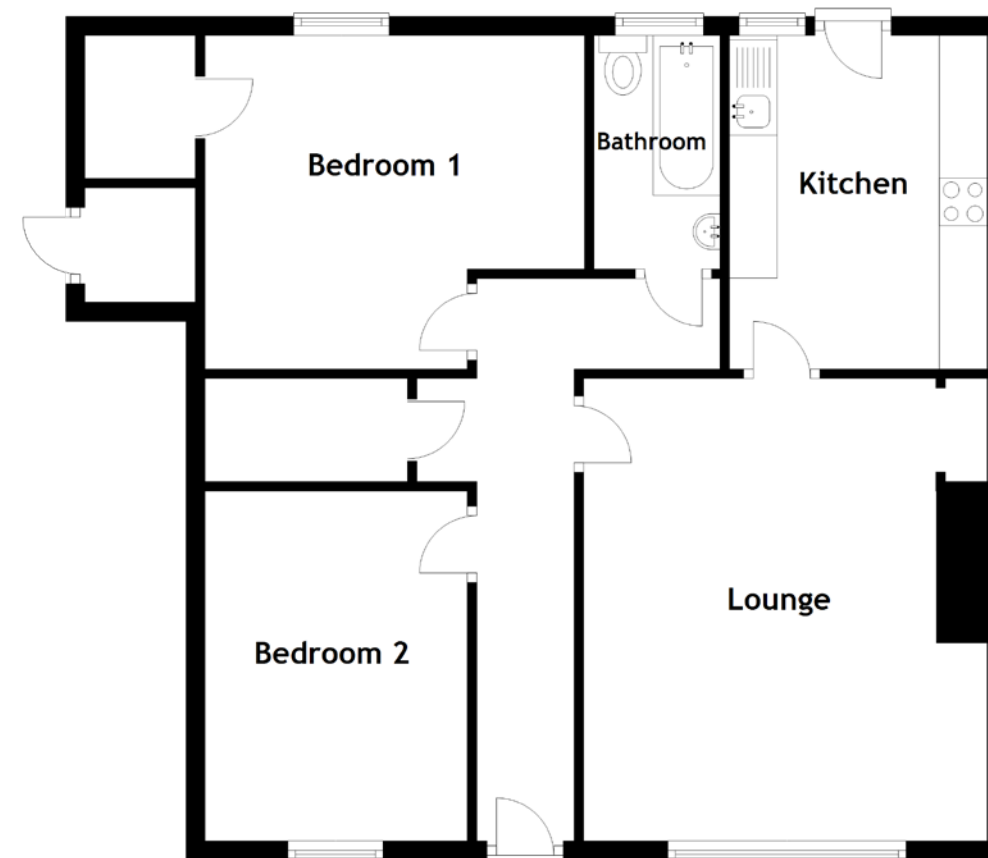






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 4.23m (13'11")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.67m (12') x 2.75m (9')
Bathroom	2.45m (8') x 1.32m (4'4")

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C

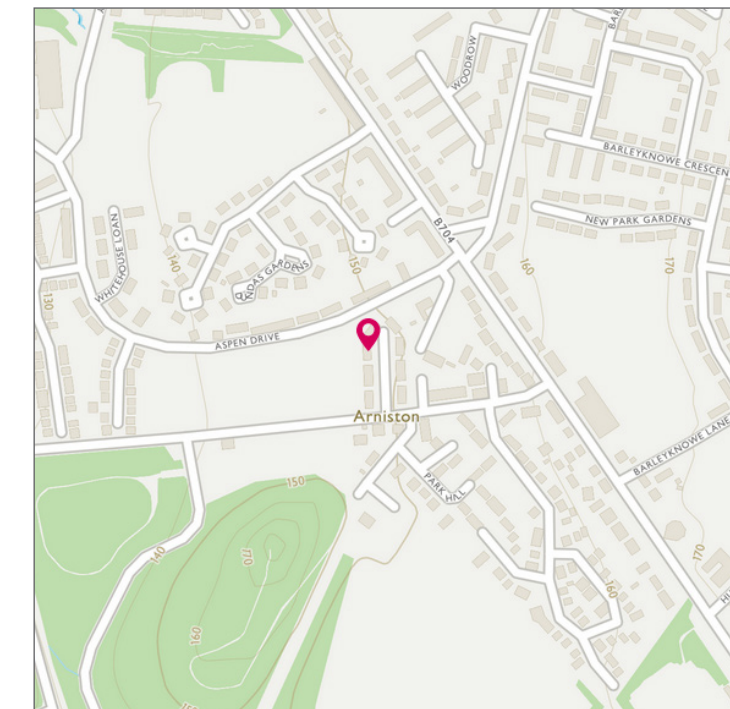


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