



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**71 Louis Braille Way**  
GOREBRIDGE, MIDLOTHIAN, EH23 4LD





# GOREBRIDGE

## MIDLOTHIAN

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.



# 71 LOUIS BRAILLE WAY

GOREBRIDGE, MIDLOTHIAN

McEwan Fraser Legal is delighted to present this immaculate three bedroom semi-detached home to the market. Around four years old, the property is presented in walk-in condition and comes complete with NHBC warranty to give a purchaser a piece of mind for years to come. The accommodation comprises of a master bedroom with en-suite, two further bedrooms, a dining kitchen, spacious lounge, cloakroom and master bathroom.

Entering the property, you find a wide hallway which can comfortably accommodate a sideboard. The hallway gives access to the lounge, staircase to the first-floor landing and includes a generous WC which is large enough to house the washing machine and tumble dryer. The main lounge itself is to your right-hand side and includes laminate flooring and ample space for a range of different furniture configurations. Naturally bright, the lounge offers plenty of flexibility to design the space you need. To the rear of the lounge, you find a generous dining kitchen. With plenty of space for a six-seat dining table there are also French doors opening onto the rear garden. The kitchen itself comprises a generous range of contemporary base and wall mounted

units that offer excellent prep and storage space. There is also a handy breakfast bar. Gas hob, electric oven and cooker hood are integrated and space is provided for a large free-standing fridge freezer. Upstairs, the front-facing master bedroom boasts ample floor space for a large frame bed, further free standing storage, includes an integrated wardrobe and benefits from access to a contemporary en-suite shower room. A second double bedroom and third single bedroom overlook the rear garden. Internal accommodation is completed by the family bathroom which includes a three-piece white suite with shower over bath and a large loft which could be used for additional storage. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally the property enjoys a unique corner position with large wrap around garden that has been a real joy for the current owners and would be ideal for a young family. Further enhancing the family-friendly character of the development, the property faces onto a large park that includes a kids play park which is an unusual but wonderful addition to the development. There is allocated parking to the rear. Viewing highly recommended.







# SPECIFICATIONS

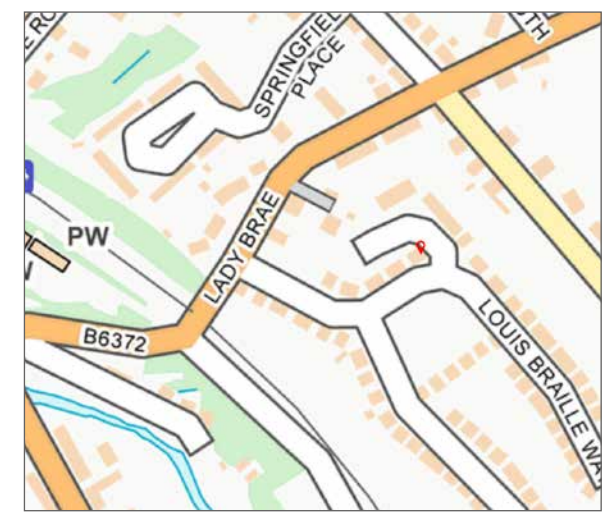
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	5.60m (18'4") x 3.10m (10'2")
Lounge	4.70m (15'5") x 3.40m (11'2")
WC	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	4.20m (13'9") x 3.20m (10'6")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup>  
EPC Rating: C





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