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4 Millbank Grove
GOREBRIDGE, MIDLOTHIAN, EH23 4TQ

AREA - GOREBRIDGE

MIDLOTHIAN, EH23 4TQ

Although falling into the Gorebridge postcode, which is approximately three miles away, Esperston Farm Cottages are only two miles from the village of Temple. The name "Temple" refers to its historical connection to the Knights Templar and it was known anciently as "Balantrodach", from the Scottish Gaelic "Baile nan Trodach", which means "town of the warriors", again a reference to the Knights Templar. Temple village have an active community and a village hall which holds monthly events, it also has a community cinema and a busy nursery and playgroup. The stunning Gladhouse and Roseberry reservoirs are also close by amenities. There are clear views from the property, with the Pentland Hills to the North West and Moorfoot hills to the South East.

Gorebridge itself is a slightly larger 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 has a good selection of shops and services including Post Office facilities. There are also excellent amenities in the market towns of Bonnyrigg and Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which features a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge also has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. In regards to schooling, the catchment area for these cottages is fortunate enough to fall into Moorfoot Primary School, serving residents of Temple and Borthwick and is only a 12-minute drive 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, Gorebridge has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh with the train station only a ten-minute walk from the property. There is also a frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes, except at peak times.



4 MILLBANK GROVE

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This beautifully presented detached villa is situated within an exclusive estate that is made up of various style properties. Internally the property is in excellent condition and has been well cared for by the current owners.

Each room is well proportioned and benefits from double-glazed windows and gas central heating throughout. Externally the property has an integrated garage with a large driveway. To the rear of the property, there is a large sunny enclosed garden that is easily maintained, with an attractive summer house with electricity to bring a little luxury to your life.

The property on the ground floor comprises an entrance hallway, a spacious lounge/dining area. The room itself is flooded with natural light thanks to the large front window. The fitted kitchen at the rear has great space and includes ample wall and base units with various appliances including space for fridge freezer, dishwasher, hob, hood and oven.

Upstairs the property provides four comfortable bedrooms, of which some have built-in wardrobes. The master bedroom boasts a three-piece en-suite shower room there are a further three spacious bedrooms. The family bathroom completes the accommodation with a three-piece bathroom suite and extractor fan. It is also worth noting, the property benefits from a loft providing additional storage space.

Early viewing is advisable as this well-maintained property is expected to be popular with a variety of buyers.







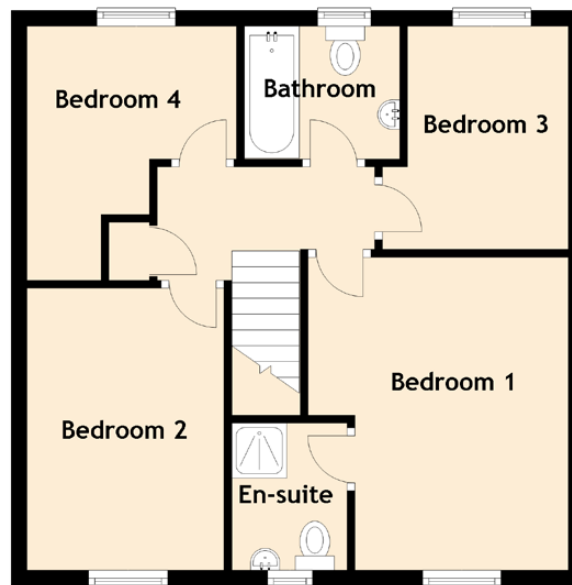
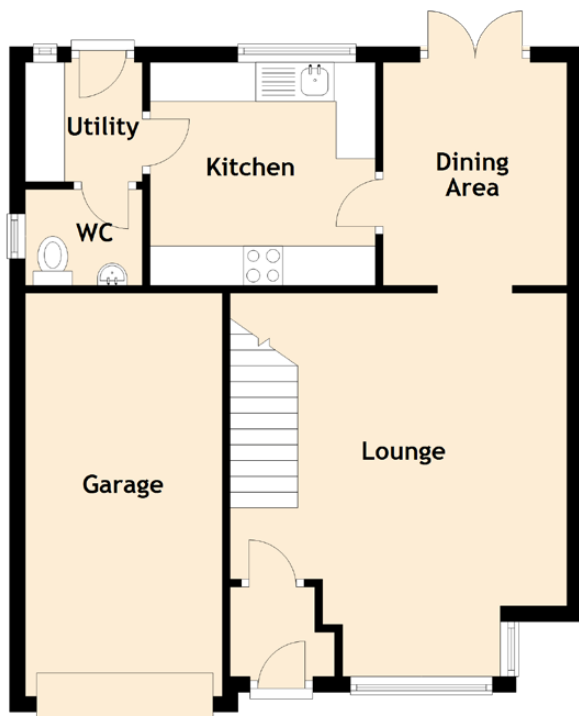






SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.29m (14'1") x 3.98m (13'1")
Dining Area	2.85m (9'4") x 2.34m (7'8")
Kitchen	2.87m (9'5") x 2.84m (9'4")
Utility	1.52m (5') x 1.49m (4'11")
WC	1.49m (4'11") x 1.22m (4')
Garage	5.13m (16'10") x 2.51m (8'3")
Bedroom 1	4.07m (13'4") x 3.32m (10'11")
En-suite	1.87m (6'2") x 1.47m (4'10")
Bedroom 2	3.59m (11'9") x 2.51m (8'3")
Bedroom 3	2.84m (9'4") x 2.17m (7'1")
Bedroom 4	3.32m (10'11") x 2.67m (8'9")
Bathroom	1.99m (6'6") x 1.69m (5'7")

Gross internal floor area (m²): 88m²

EPC Rating: C

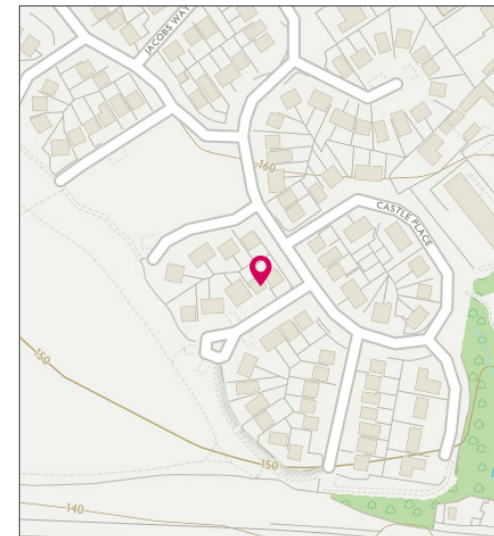


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