




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

2 Main Street

GOREBRIDGE, MIDLOTHIAN, EH23 4BY



McEwan Fraser Legal is delighted to present an excellent opportunity to acquire a prominent commercial premises situated on the bustling Main Street in Gorebridge, benefiting from outstanding passing trade and high levels of pedestrian and vehicular traffic.

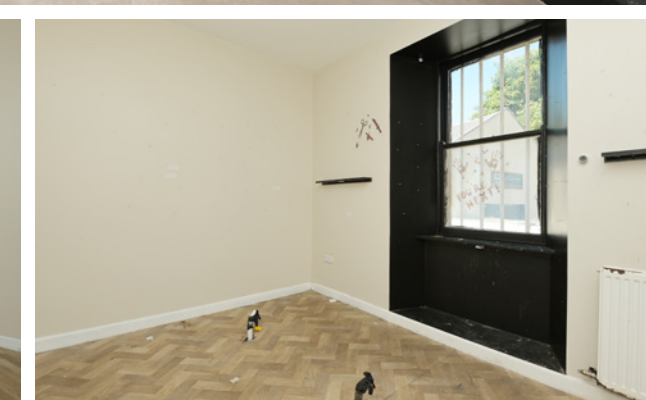
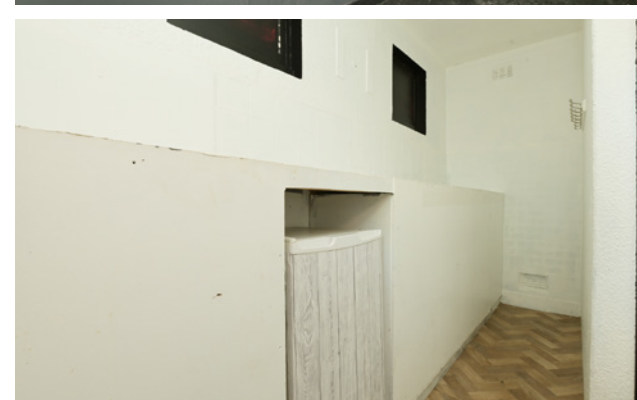
Arranged over two spacious floors, this versatile property offers flexible accommodation suitable for a wide variety of business uses, subject to the necessary consents. The layout lends itself to retail, office, professional services, beauty, hospitality, or other commercial ventures.

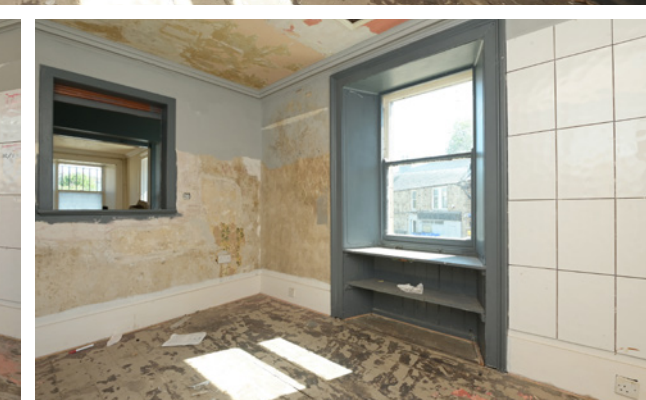
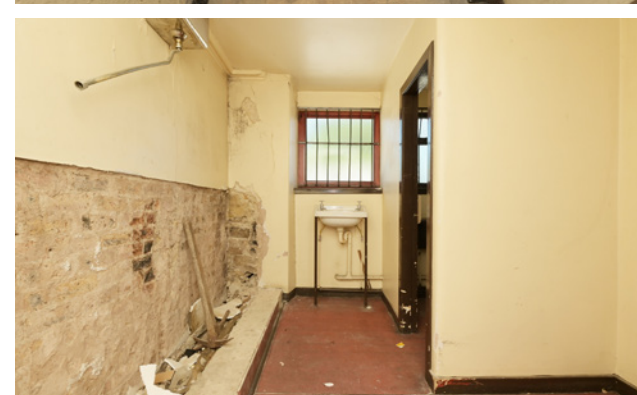
The property also presents an attractive investment opportunity for landlords seeking to expand their portfolio, with strong potential for rental income in a well-established and growing local area.

Early viewing is highly recommended to appreciate the size, location, and potential this superb commercial property has to offer.

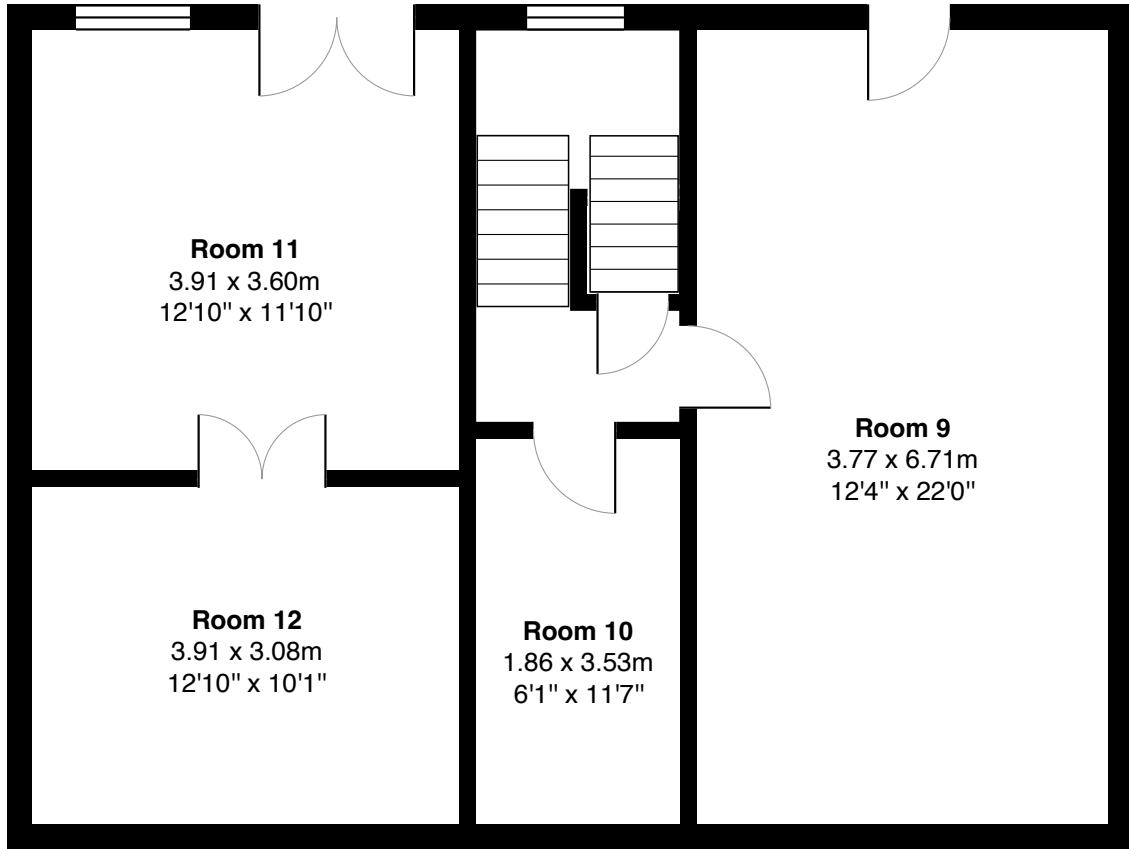
**Please note purchase finance may be available from the vendor.*



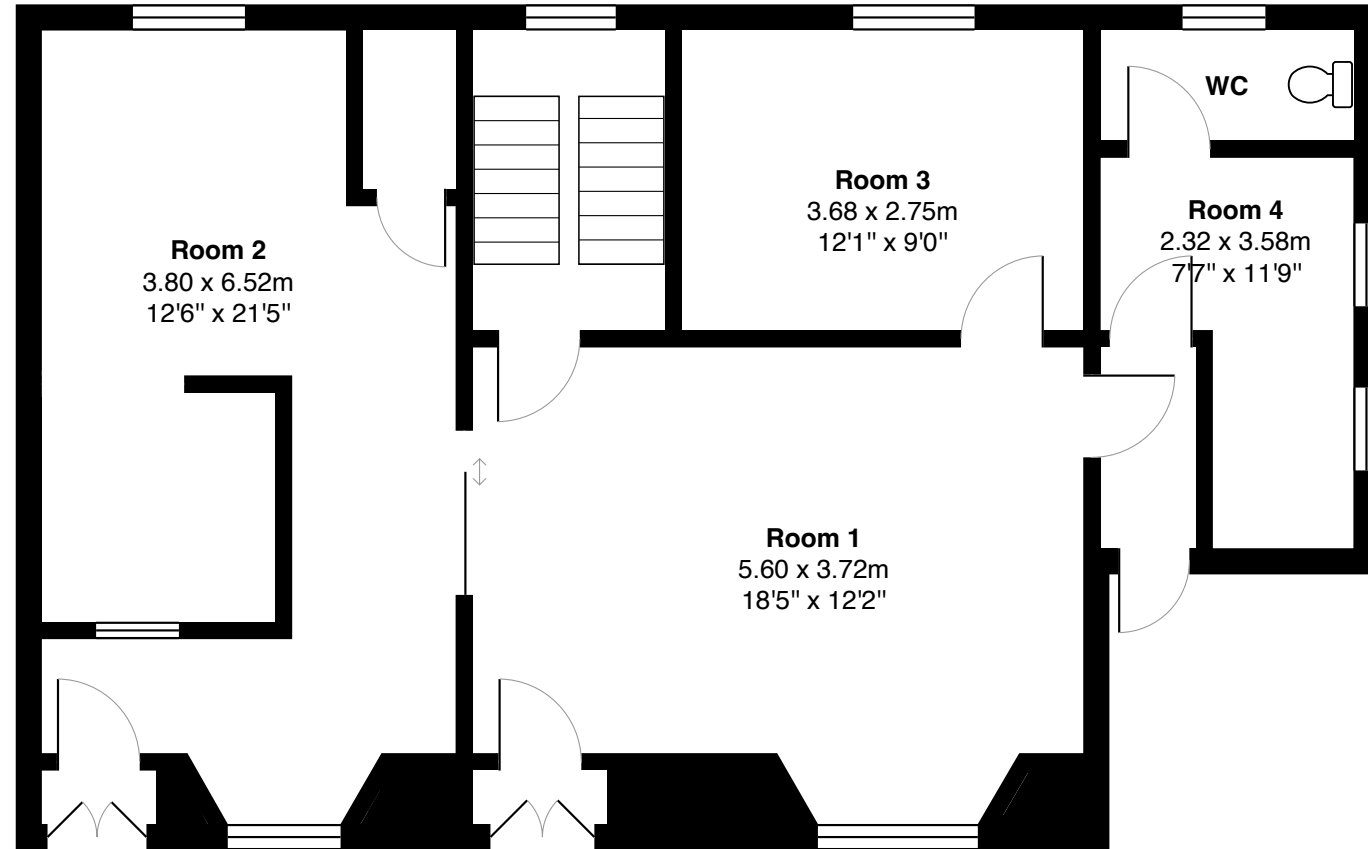




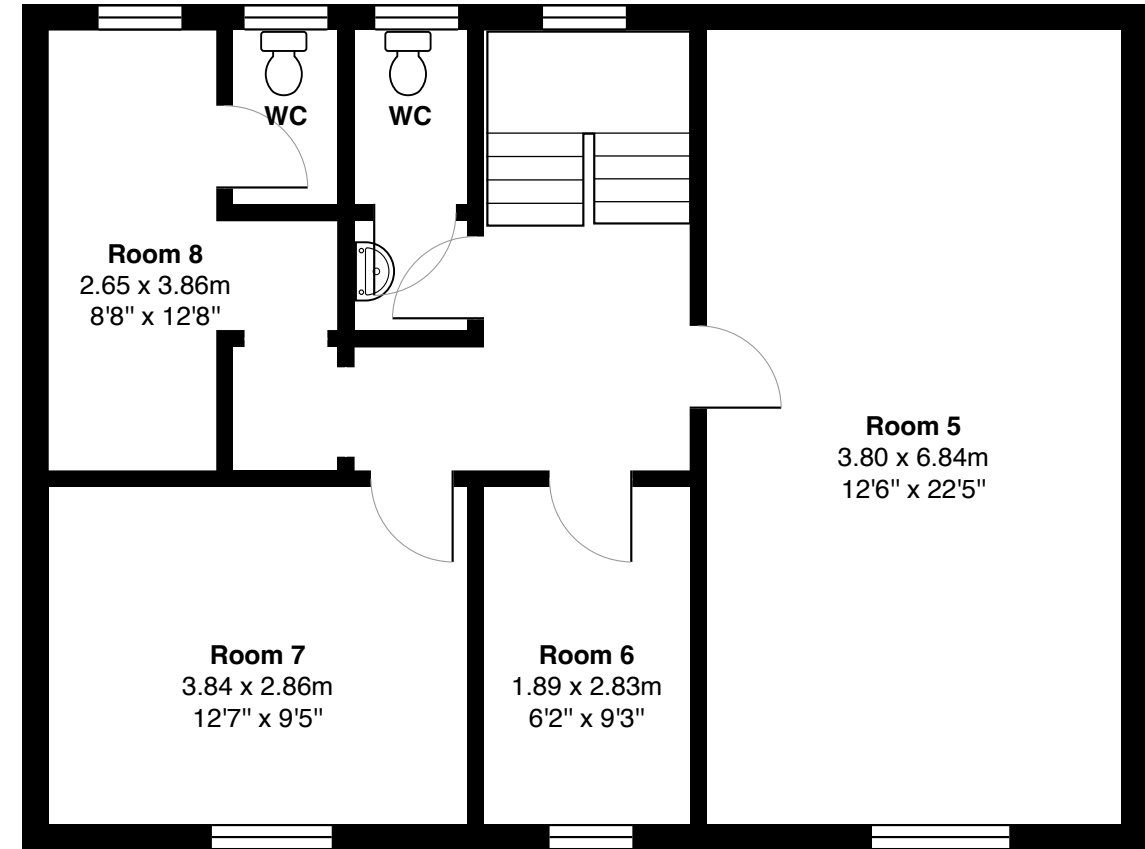




BASEMENT



GROUND-FLOOR



FIRST-FLOOR



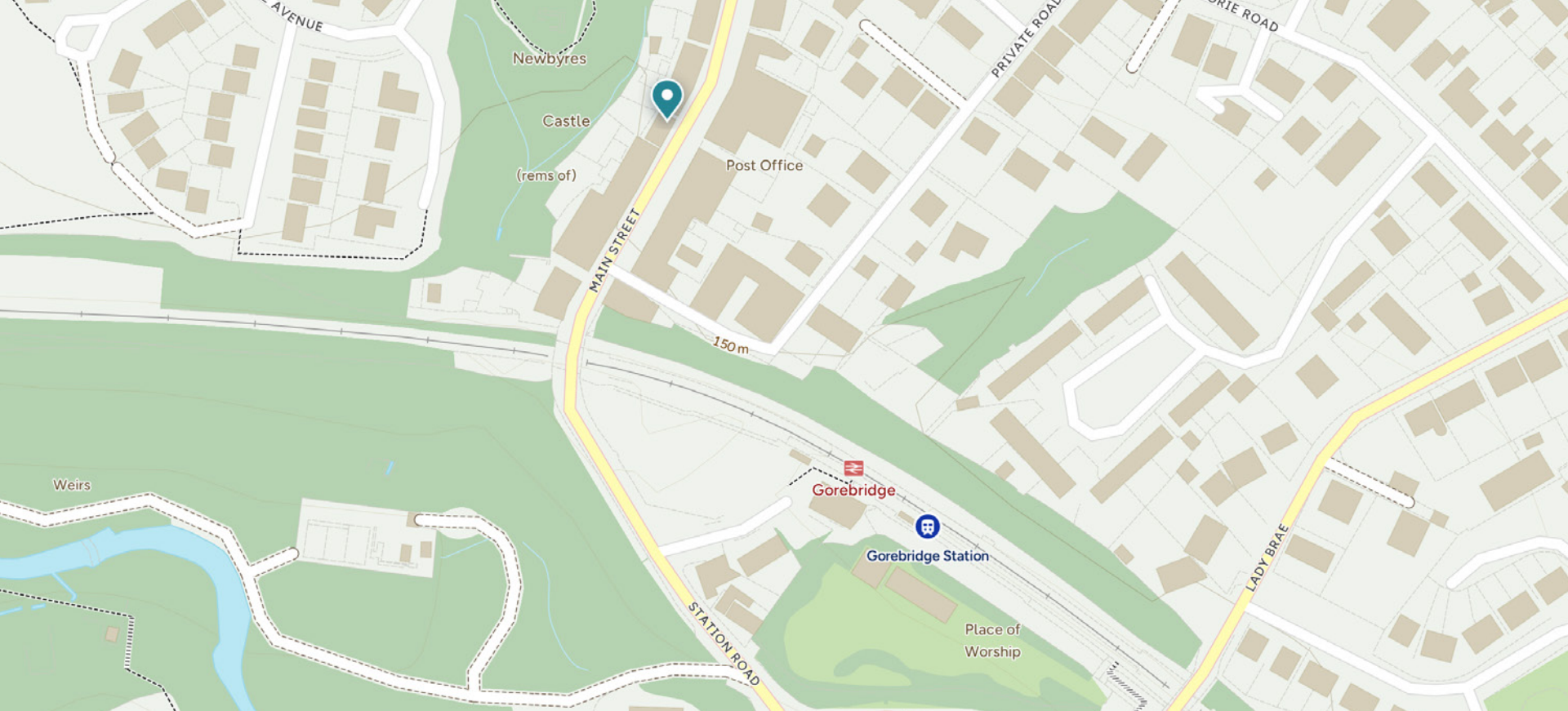
Gorebridge is a thriving and expanding Midlothian town located approximately 12 miles south-east of Edinburgh City Centre.

The area benefits from excellent transport links, including a railway station providing regular services to Edinburgh and the Borders, making it a popular location for both commuters and local businesses.

The town offers a wide range of local amenities including shops, supermarkets, cafes, schools and leisure facilities, serving a growing residential population and surrounding communities.

With ongoing residential development and strong connectivity to Edinburgh and the wider Midlothian area, Gorebridge continues to attract both residents and businesses alike, making it an increasingly desirable location for commercial investment and trade.






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Text and description
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Professional photography
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