



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**5 Lady Emily Way**  
GOREBRIDGE, MIDLOTHIAN, EH23 4GA





# AREA

## 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. The town 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. The City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the new Borders Railway with regular train services into Edinburgh.





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## LADY EMILY WAY

GOREBRIDGE, MIDLOTHIAN

McEwan Fraser is delighted to present this impressive three bedroom detached villa which boasts an open outlook, driveway, garage, mature private garden, gas central heating, double glazing and ample accommodation over two floors.

Internally, the accommodation is focused on a dual aspect lounge dining room. Naturally bright, there is ample space for a large suite, dining table and a full range of supporting furniture. The kitchen includes an ample range of base and wall mounted units with excellent prep and storage space. Gas hob and electric oven are integrated while space is provided for further free standing appliances. The kitchen also gives access to a utility room with attached WC.

Upstairs, there are three doubles bedroom and a family bathroom. The master bedroom is particularly generous and includes access to a large en-suite shower room.

Externally, there is a private front garden and driveway leading to the integral garage. The rear garden is generous and includes a large patio and mature lawn.

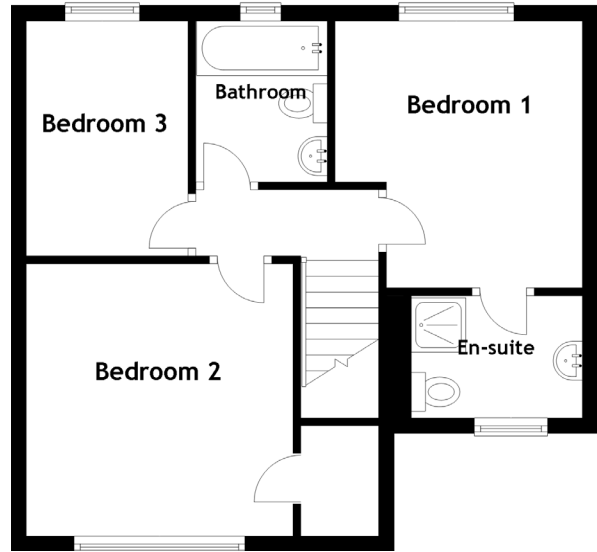
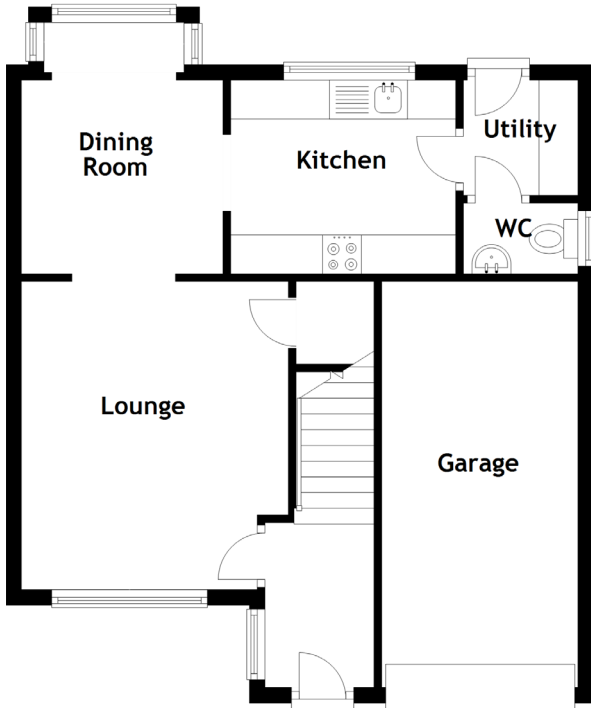
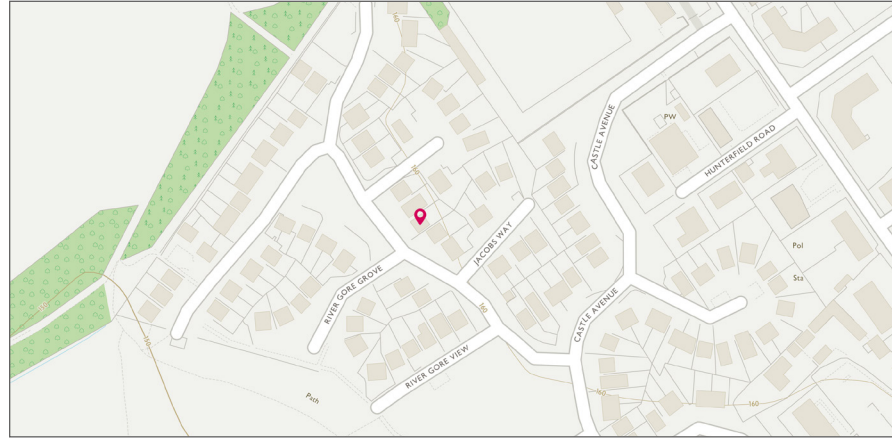






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	3.96m (13') x 3.43m (11'3")
Kitchen	2.89m (9'6") x 2.49m (8'2")
Dining Room	3.21m (10'6") x 2.59m (8'6")
Utility	1.47m (4'10") x 1.45m (4'9")
WC	1.47m (4'10") x 0.91m (3')
Bedroom 1	3.43m (11'3") x 3.18m (10'5")
En-suite	2.20m (7'3") x 1.57m (5'2")
Bedroom 2	3.50m (11'6") x 3.27m (10'9")
Bedroom 3	3.02m (9'11") x 1.95m (6'5")
Bathroom	2.07m (6'9") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: C





# McEwan Fraser Legal


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