




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3 The Avenue
GOREBRIDGE, MIDLOTHIAN, EH23 4AG

GOREBRIDGE

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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.

There is a good selection of shops and services including Post Office facilities. There are also excellent amenities in the market town 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 a Sainsburys. Fort Kinnaird retail park is also close by.

Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. Vogrie Country Park is 3 miles from the property and Dalkeith Country Park is also close by. There is also a swimming pool at nearby Newbattle. Goreglen Primary School is within close proximity.



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THE AVENUE

An excellent opportunity has arisen to acquire this rarely available two bedroom lower villa, making for an ideal first-time-buyer or buy-to-let opportunity, while being well located within the popular Midlothian town of Gorebridge. Viewing of this property is highly recommended.

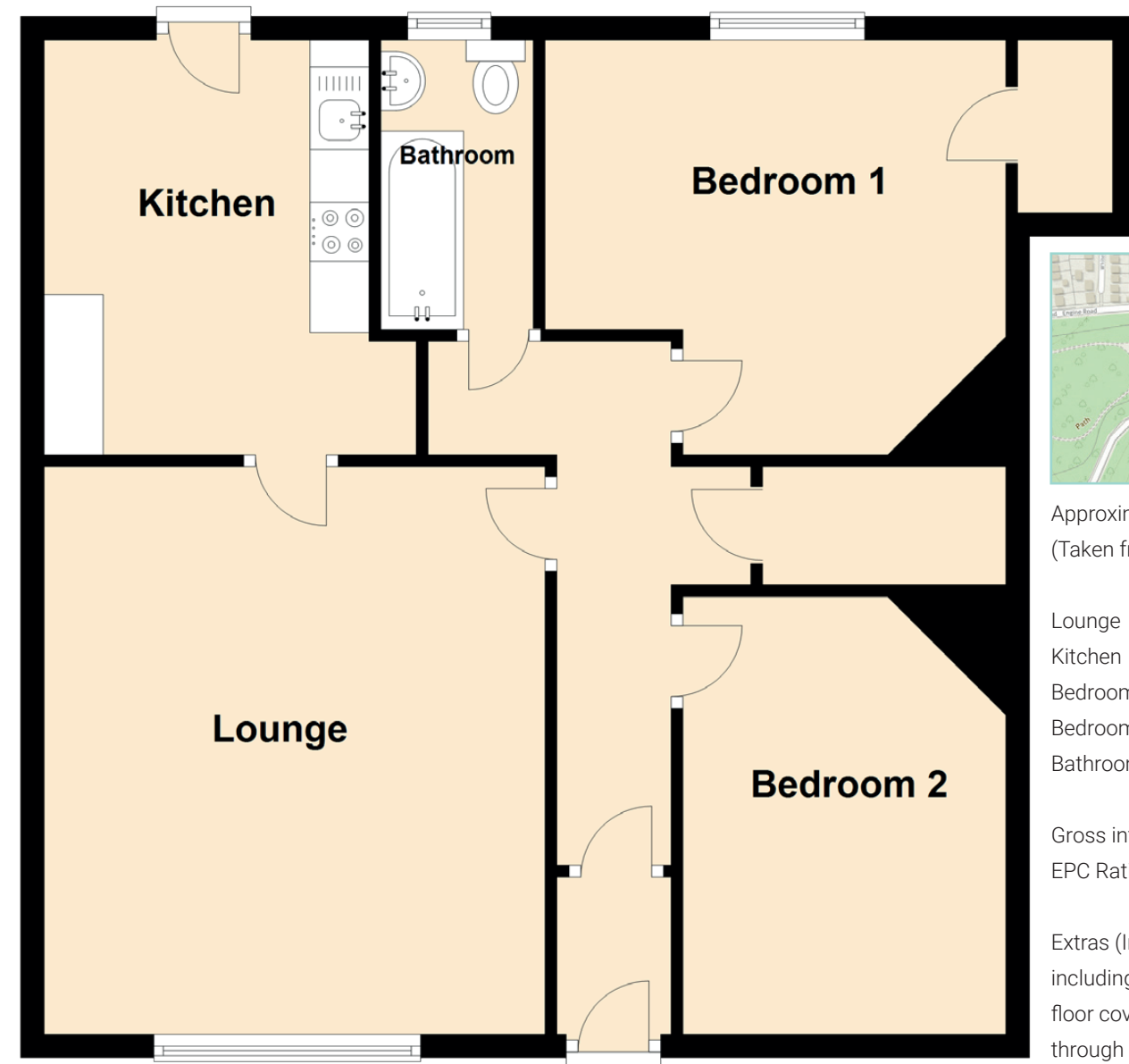
Internally this accommodation is in good decorative order, while briefly consisting of an entrance vestibule, leading onto the internal hallway with an under-stair storage cupboard, a bright and spacious lounge/diner with a press cupboard and access into the fully fitted, partially tiled kitchen which benefits from an integrated 4 gas hob/oven, extractor hood, a larder and access to the rear garden.

There are two spacious double bedrooms, one of which has a walk-in wardrobe and a three-piece, fully tiled bathroom with an over-head shower and a chrome heated towel rail.

This property also benefits from gas central heating, full double glazing and private garden grounds to the front and rear of the property, with a double driveway to the front, providing secure off-street parking for up to two cars. Visitors can take full advantage of the unrestricted on-street parking.



LOUNGE & KITCHEN



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.24m (13'11")
Kitchen	3.51m (11'6") x 2.75m (9')
Bedroom 1	3.90m (12'10") x 3.51m (11'6")
Bedroom 2	3.63m (11'11") x 2.73m (9')
Bathroom	2.45m (8') x 1.29m (4'3")

Gross internal floor area (m²): 68m²
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; curtains, blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer