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76 Louis Braille Way
GOREBRIDGE, MIDLOTHIAN, EH23 4LD



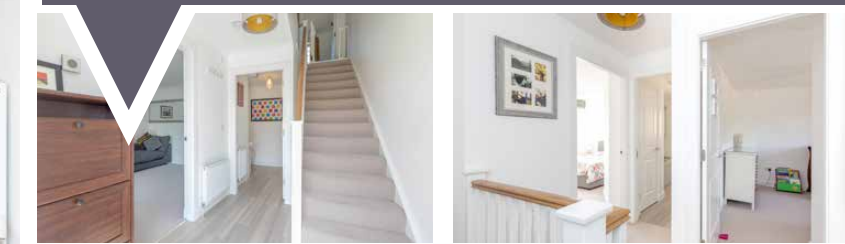
LOCATION



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 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. 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 for anyone needing to travel for work. Gorebridge train station is a 1 minute walk from the property with trains generally every 30 minutes. There is also a frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes except at peak times. All in all, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.



76 LOUIS BRAILLE WAY



An excellent opportunity has arisen to acquire this spacious three bedroom semi-detached villa, making for an ideal family home while being well located within the popular Midlothian town of Gorebridge. Viewing of this property is highly recommended. Internally this accommodation is in excellent decorative order, while briefly consisting of; Ground Floor: entrance hallway with a two-piece, partially tiled WC with two under-stair storage cupboards and the potential of adding a shower cubicle, a bright and spacious lounge and an open plan kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood, dishwasher, under-unit lighting and access to the rear garden through double patio doors. The property has both front access and access at rear of property.

First Floor: a spacious master bedroom with treble built-in wardrobes and a three-piece, partially tiled en-suite shower-room which has a chrome heated towel rail and a cupboard which houses the water tank, two further double bedrooms, one of which offering the optional use as a home office and a three-piece, partially tiled family bathroom with a shelved linen cupboard, an over-head shower and a chrome heated towel rail.

Attic: accessed via the landing, providing more than adequate additional storage space. This property also benefits from; gas central heating, full double glazing, private garden grounds to the front, side and rear of the property, and a communal play park.

There is unrestricted parking to the rear of property and on-street parking to the front of property for visitors and residents alike.



Approximate Dimensions (Taken from the widest point)

Living Room	5.10m (16'9") x 3.65m (12')
Kitchen	5.88m (19'3") x 2.67m (8'9")
Bedroom 1	3.64m (11'11") x 2.90m (9'6")
Bedroom 2	3.66m (12') x 2.80m (9'2")
Bedroom 3	2.98m (9'9") x 2.52m (8'3")
Bathroom	2.10m (6'11") x 2.00m (6'7")
En-suite	2.15m (7'1") x 1.72m (5'8")
WC	2.00m (6'7") x 0.94m (3'1")

Gross internal floor area (m²) - 101m²

EPC Rating - C

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

THE DETAILS

Floor Plan, Dimensions and Location

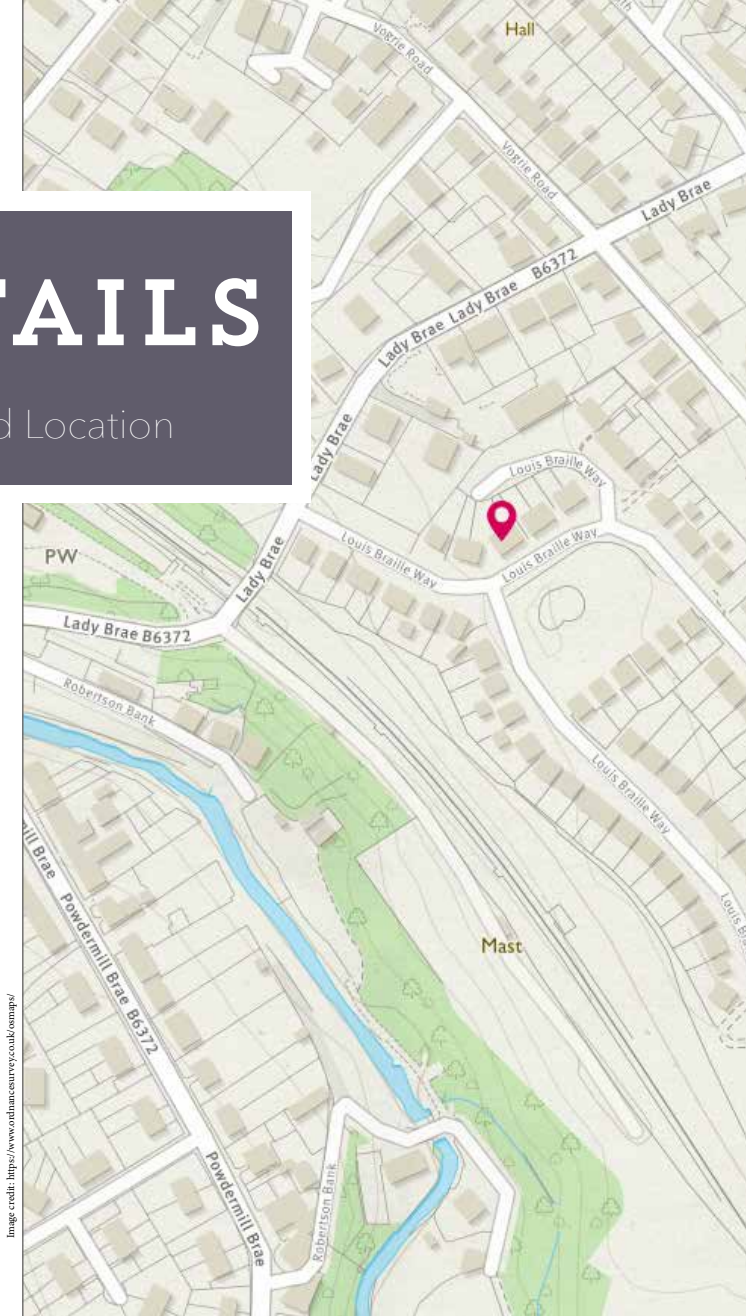
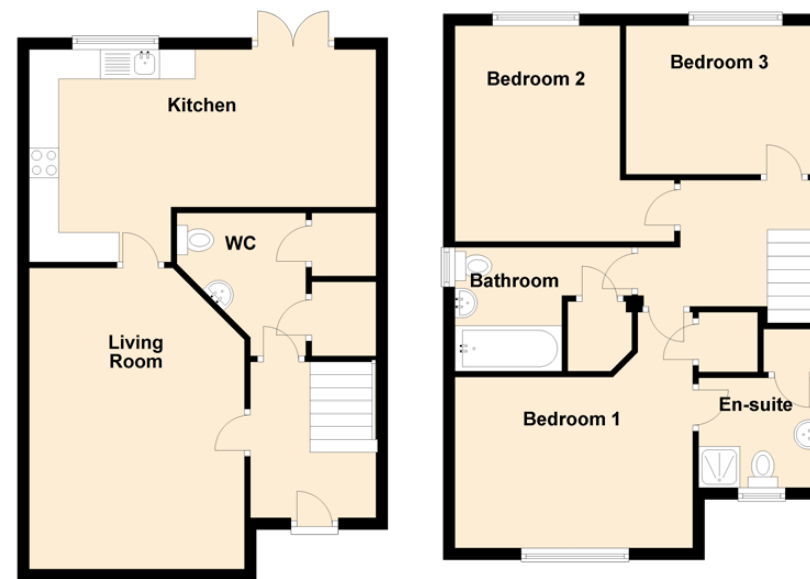


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