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3 Newbyres Gardens
GOREBRIDGE, MIDLOTHIAN, EH23 4TG



GOREBRIDGE

MIDLOTHIAN, EH23 4TG

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 banking and Post Office facilities. There are also excellent amenities in the market town of Bonnyrigg and also 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.

Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. There is also a swimming pool at nearby Newbattle. Goreglen Primary School is within close proximity and can actually be seen 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, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.

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.



3 NEWBYRES GARDENS

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An excellent opportunity has arisen to acquire this spacious three bedroom semi-detached house, 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 good decorative order, while briefly consisting of;

Ground Floor: entrance vestibule with a two-piece, partially tiled WC, a bright and spacious lounge/diner with feature electric fire including surround and a fully fitted kitchen/diner which benefits from splash-back panelling, an integrated 4 gas hob/oven, extractor hood, an under-stair storage cupboard and access to the rear garden.

First Floor: two spacious double bedrooms, both of which have double built-in mirrored wardrobes, a single bedroom with the optional use as a home office with an over-stair storage cupboard and a three-piece, partially tiled family bathroom with an over-head shower.

Attic: partially floored and accessed via Ramsay ladder in the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private garden grounds to the front, side and rear of the property, including a split level rear garden. The single driveway accommodates for secure off-street parking for up to three cars, while visitors can take advantage of the unrestricted visitors parking spaces.





SPECIFICATIONS

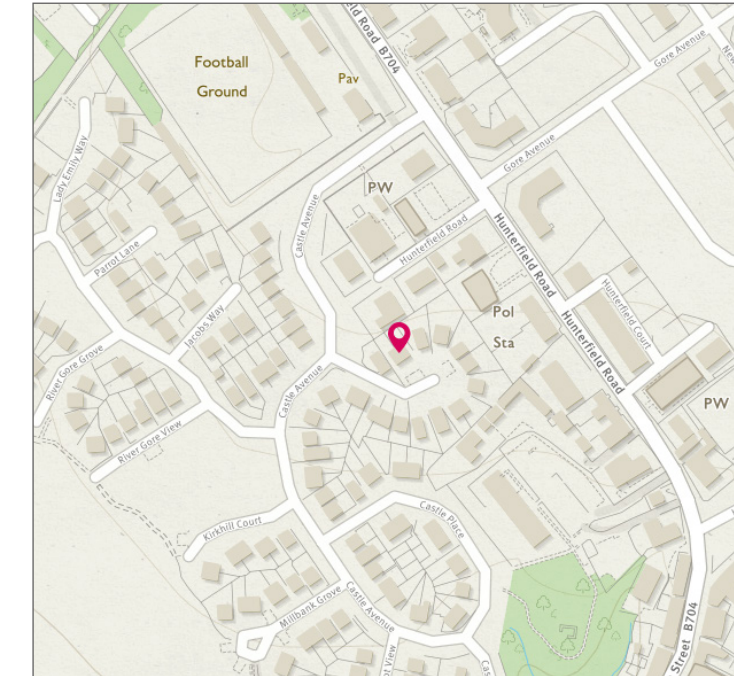
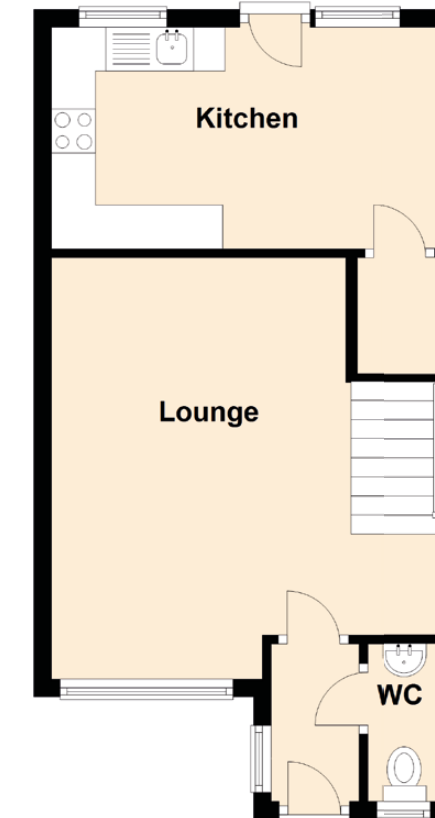
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.42m (14'6")
Kitchen	4.42m (14'6") x 2.52m (8'3")
Bedroom 1	4.10m (13'5") x 2.54m (8'4")
Bedroom 2	3.24m (10'8") x 2.54m (8'4")
Bedroom 3	3.03m (9'11") x 1.78m (5'10")
Bathroom	1.87m (6'2") x 1.70m (5'7")
WC	1.80m (5'11") x 0.82m (2'8")

Gross internal floor area (m²): 67m² | EPC Rating: D

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





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Surveyor



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ROSS MCBRIDE
Photographer



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Designer