




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

35 Aspen Drive
GOREBRIDGE, MIDLOTHIAN, EH23 4PZ



GOREBRIDGE

MIDLOTHIAN, EH23 4PZ

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. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and 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.

In recent years, the road network has improved majorly and as a consequence, 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.

There is also a regular and 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.

35 ASPEN DRIVE

GOREBRIDGE, MIDLOTHIAN, EH23 4PZ

McEwan Fraser is delighted to present this superb two-bedroom mid terraced house to the market. The property is presented to the market in excellent internal order and would make an ideal starter home. Notable benefits include gas central heating, double glazing, a generous rear garden and off-street parking to the rear. As a new build, the property also benefits from the remainder of its original NHBC warranty.

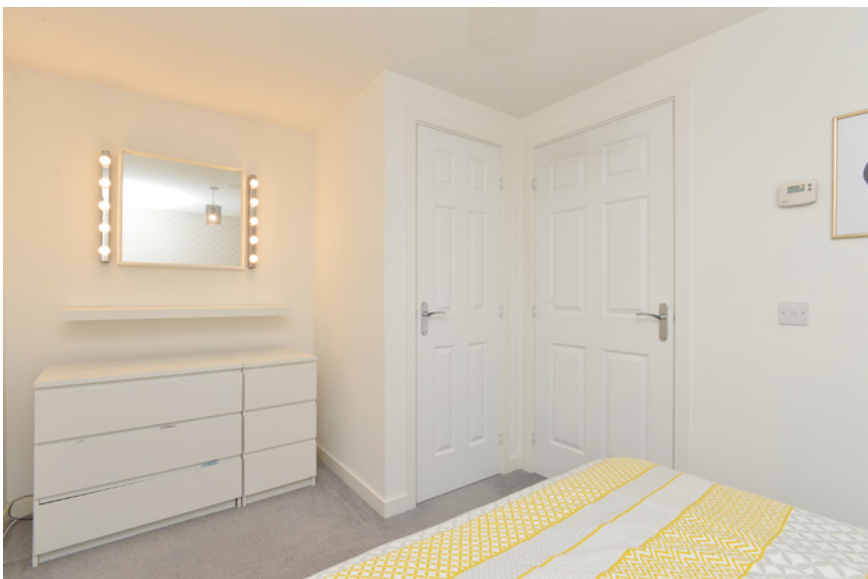
Internal accommodation is focused on a bright and neutrally decorated living room which is finished and offers excellent entertaining space. A door to the rear of the living room opens into a contemporary breakfasting kitchen which includes a range of base and wall mounted units that offer plenty of prep and storage space. Gas hob and electric oven are integrated and space is provided for a freestanding fridge freezer and washing machine. There is space for a breakfast table and the room is neutrally finished with white walls and laminate flooring. The ground floor is completed by a handy two-piece WC and integrated storage under the stairs.

Upstairs, there are two well proportioned double bedrooms which are neutrally decorated and carpeted. The front-facing master bedroom includes a deep storage cupboard and ample floor space for a full range of bedroom furniture. The second bedroom overlooks the rear garden and includes a large integrated wardrobe with mirrored doors. Accommodation is completed by a chic modern bathroom which is partially tiled and includes a three-piece suite with shower over bath.

Externally, the property has a small front garden in keeping with neighbouring properties. There is a large rear garden which is mainly laid to lawn. Residents also benefit from an allocated parking space to the rear of the property and there is ample unrestricted parking for visitors.

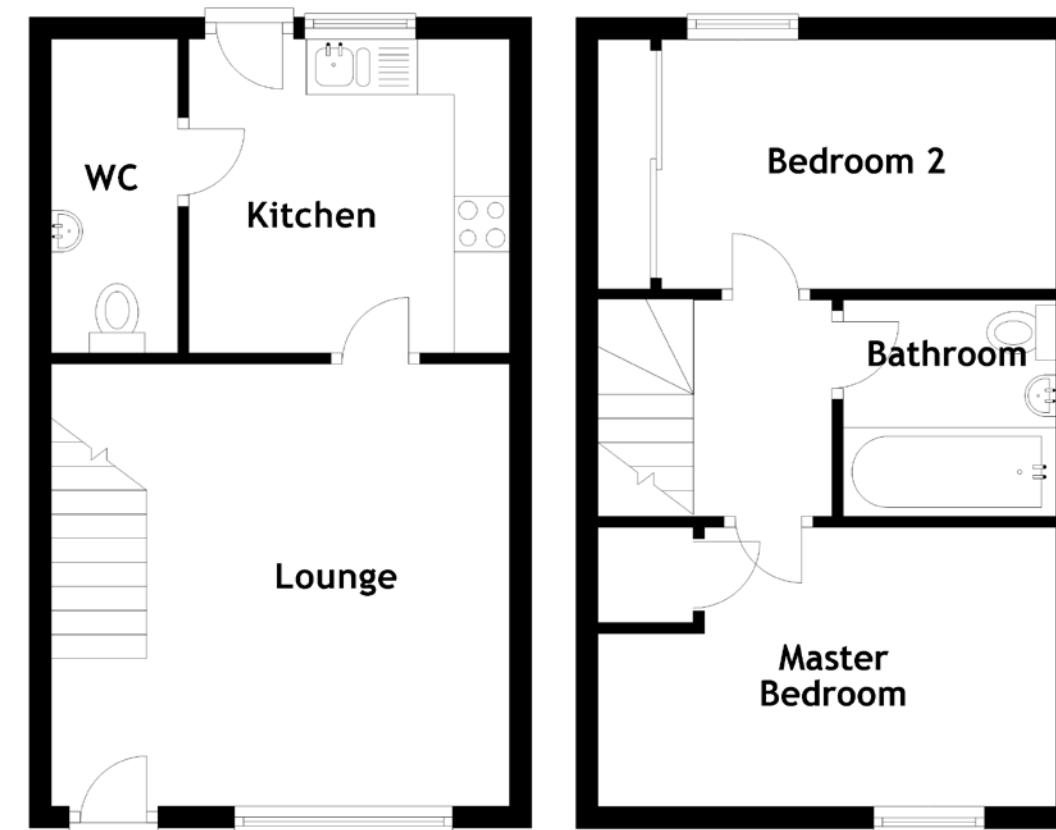
Internal viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.13m (13'7") x 3.99m (13'1")
Kitchen	2.89m (9'6") x 2.83m (9'3")
WC	2.83m (9'3") x 1.04m (3'5")
Master Bedroom	4.13m (13'7") x 2.56m (8'5")
Bedroom 2	3.56m (11'8") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.92m (6'4")

Gross internal floor area (m²): 57m²

EPC Rating: C

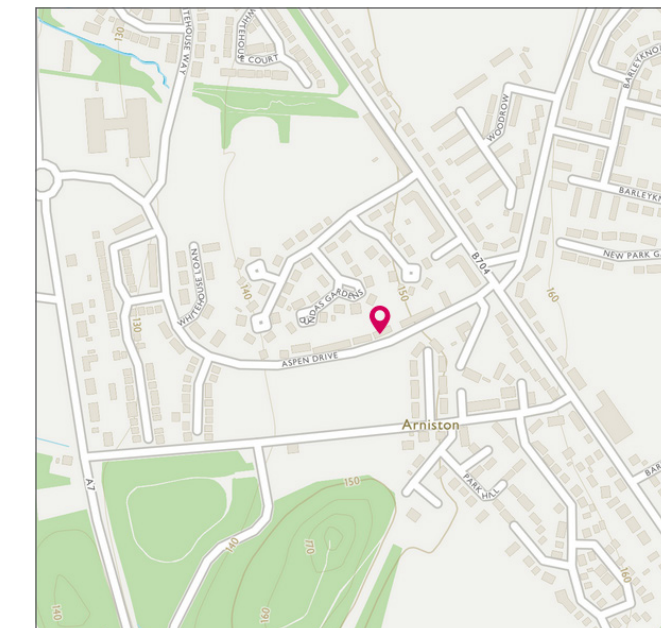


Image credit: <https://www.ordnancesurvey.co.uk/map/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALLY CLARK
 Designer