

1 Manse Road

CARRINGTON, GOREBRIDGE, EH23 4LS



*SPACIOUS FOUR BEDROOM DETACHED HOUSE IN
THE QUIET VILLAGE OF CARRINGTON*



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McEwan Fraser Legal
is delighted to present
this four-bedroom
detached house.
Internally the property
has been upgraded
and developed by
the current owners to
make this beautiful
family home.





Inside, the property comprises of a spacious living area which is large and offers various possibilities for free-standing furniture, overlooking the large private front garden.





There is a fully equipped breakfasting kitchen which is served by free-standing appliances as well as providing lovely views to the local fields and the Pentland Hills. From the kitchen you can access the rear gardens.







There is a well-proportioned dining room accessed off the main hall which is perfect for entertaining family and friends.





There are a total of four double bedrooms, two in the upstairs and two on the ground floor. The master bedroom is well equipped with a modern en-suite bathroom.



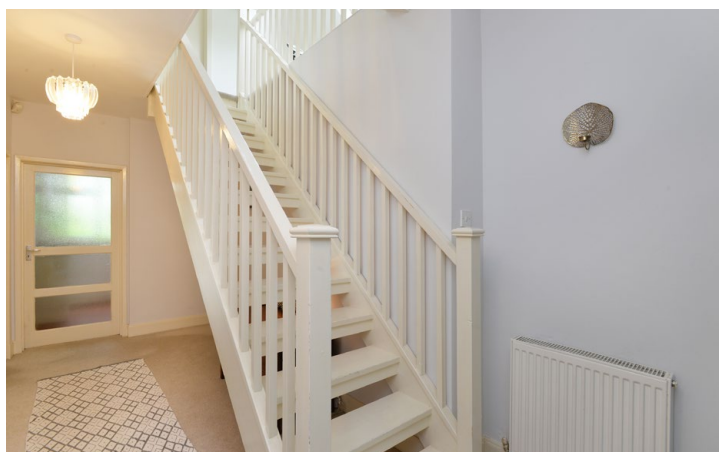


Bedroom 3





Hall & Landing





Master Bedroom

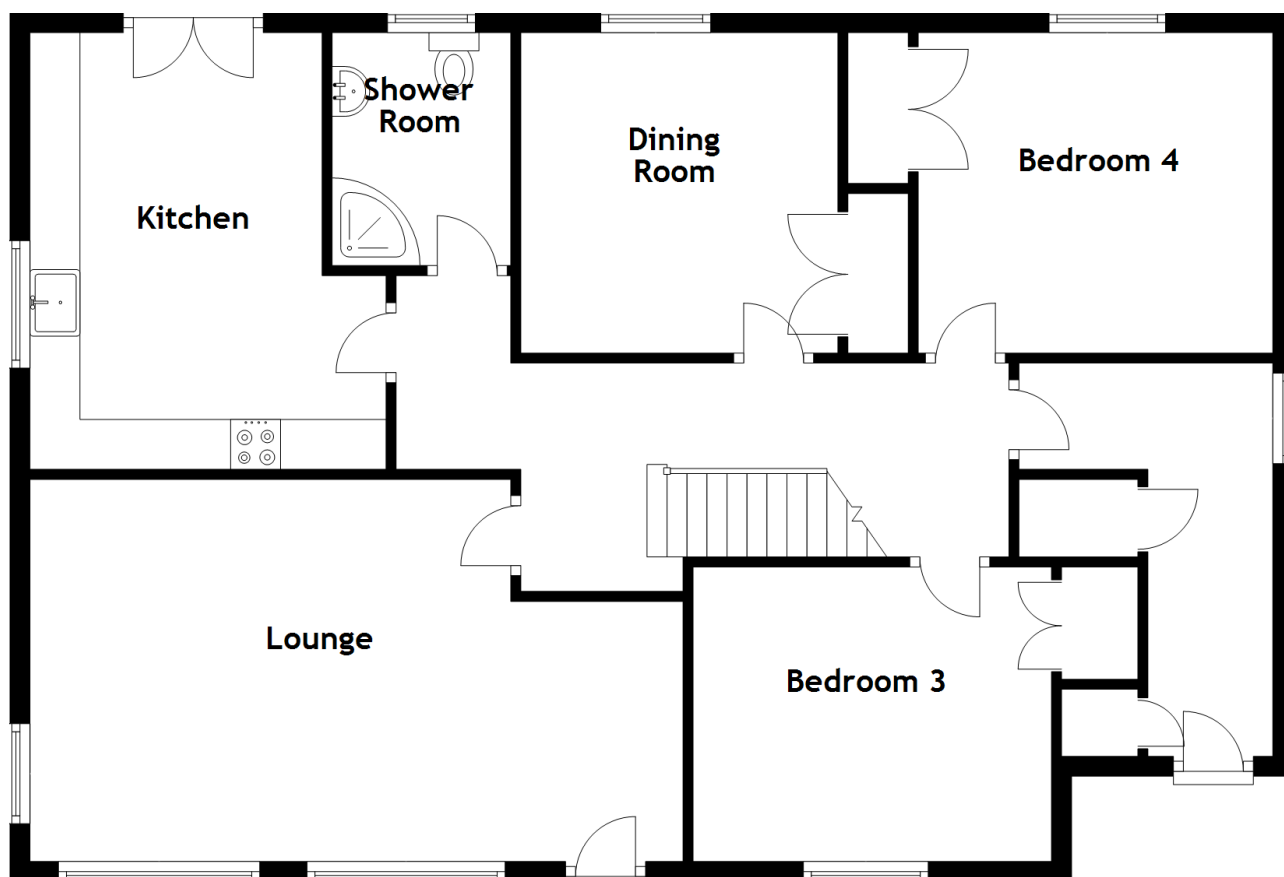
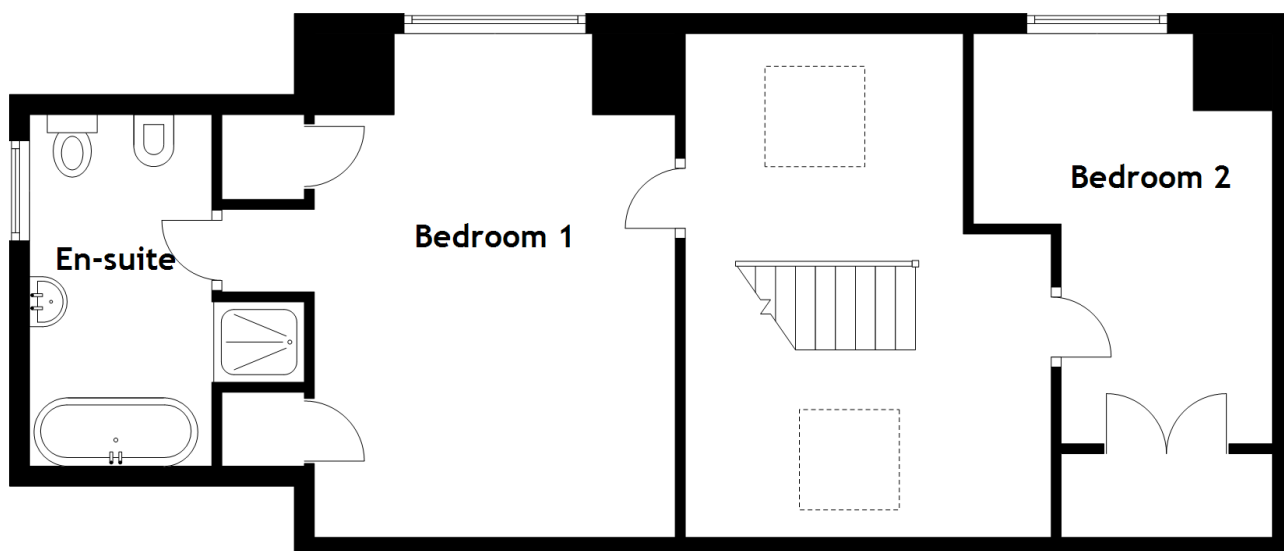






Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	5.95m (19'6") x 3.83m (12'7")	Bedroom 1	5.03m (16'6") x 3.61m (11'10")
Kitchen	4.37m (14'4") x 2.92m (9'7")	Bedroom 2	4.09m (13'5") x 2.11m (6'11")
Dining Room	3.21m (10'6") x 3.17m (10'5")	En-Suite	3.51m (11'6") x 1.82m (6')
Bedroom 3	3.59m (11'9") x 2.95m (9'8")		
Bedroom 4	3.55m (11'8") x 3.21m (10'6")		
Shower Room	2.33m (7'8") x 1.79m (5'10")		
Gross internal floor area (m ²): 153m ²			
EPC Rating: E			

In addition to this, the property includes excellent garden grounds, and a large driveway with two entrance points. The garage, shed and external utility room benefit from lighting and electricity.

This is a beautiful home that is rarely available. Early viewing is recommended.





Carrington is a small conservation village lying approximately 3 miles from the active and thriving town of Gorebridge, situated in the county of Midlothian some 10 miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside providing the best of both worlds by offering peace and tranquility yet only 6.5 miles from the City Bypass. There are also three railway stations all within 3 miles giving direct access to Edinburgh Waverley within 20 minutes..

Gorebridge is a small town which 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 and there are also excellent amenities and supermarkets in the market towns of Bonnyrigg and 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 are also swimming pools and sports facilities at Lasswade High School Centre and nearby Newbattle.



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

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