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GOREBRIDGE, MIDLOTHIAN, EH23 4TH



AREA

GOREBRIDGE

MIDLOTHIAN

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.



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CASTLE AVENUE

GOREBRIDGE, MIDLOTHIAN

McEwan Fraser is delighted to present this stylish three-bedroom semi-detached house to the market. Well situated in an established modern development, the property has been upgraded far beyond the builder's original specification and is a credit to the current owners. This is an ideal starter home and internal viewing is highly recommended.

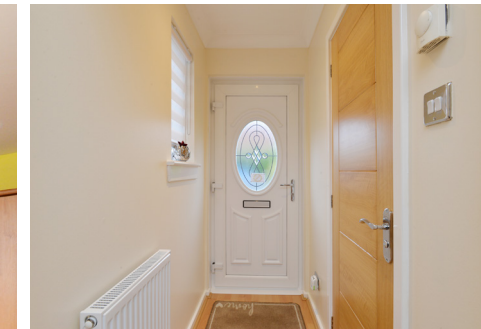
Internal accommodation is focused on a bright spacious and neutrally finished living room. A feature fireplace with electric fire creates a natural focal point, however, the ample proportions give the flexibility for a variety of different furniture configurations. This will give a purchaser plenty of flexibility to create their ideal entertaining space. A door to the rear of the living room opens into the dining kitchen which occupies the full width of the property. The kitchen comes complete with a full range of base and wall mounted units set against a tiled splash-back. A gas hob, electric oven, cooker hood, dishwasher and fridge freezer are integrated while space is provided for a free-standing washing machine. French doors open directly into the rear garden which is completely

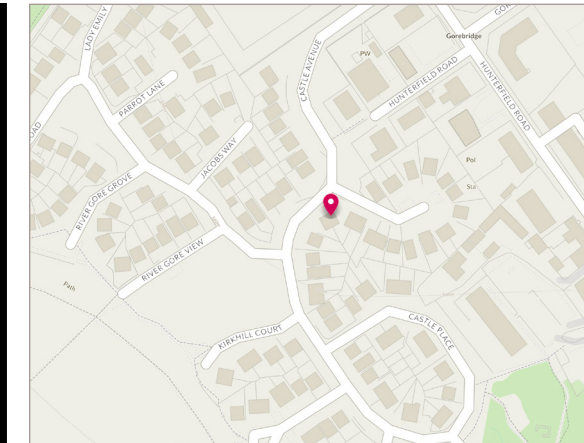
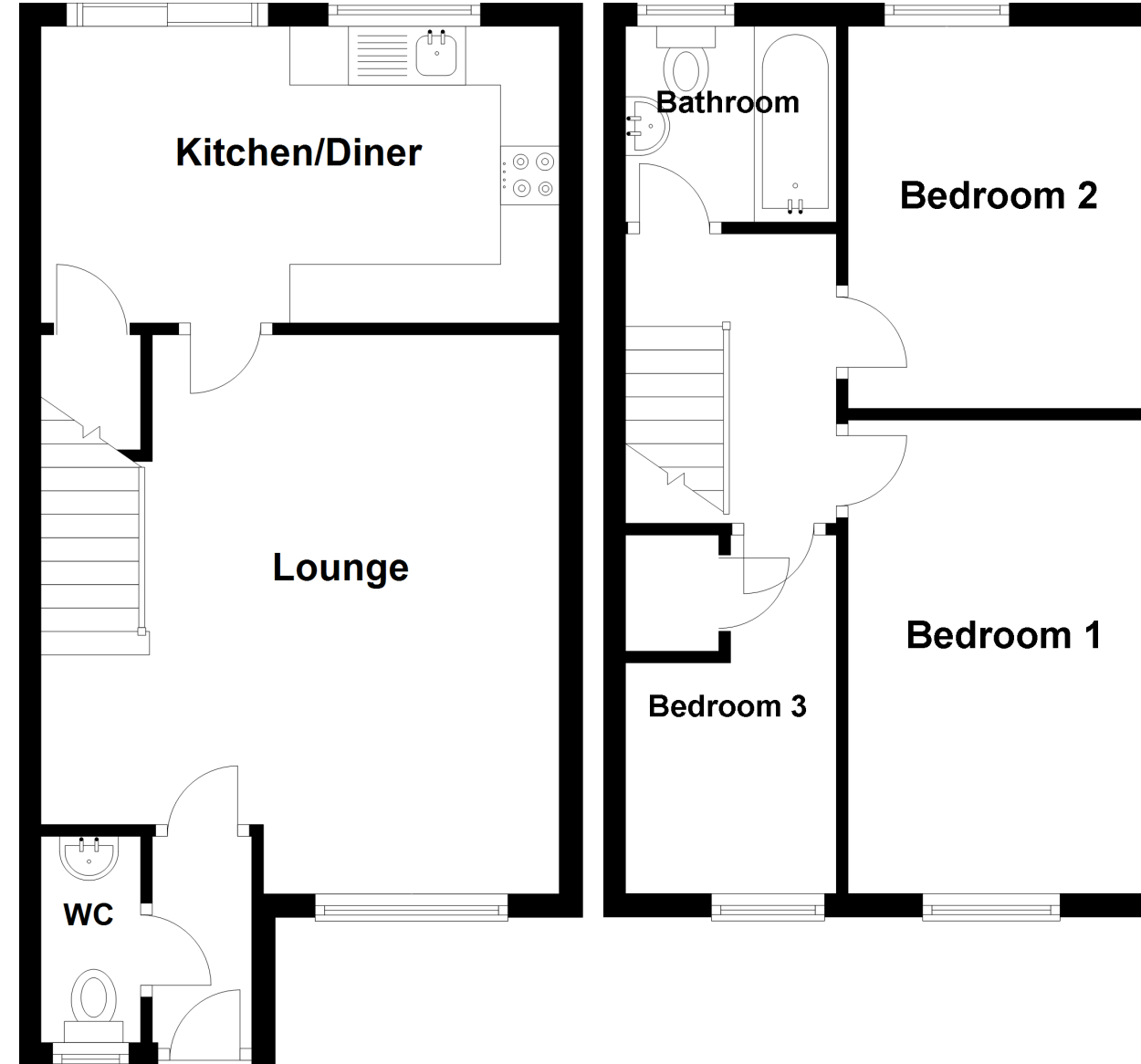
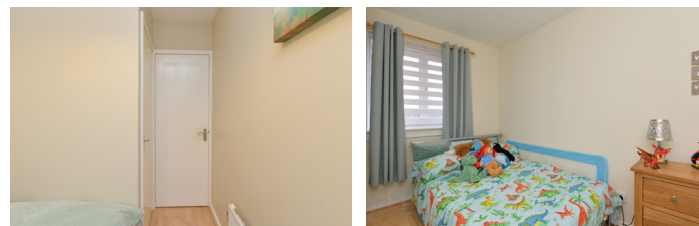
decked for ease of maintenance. The ground floor accommodation is complete by a WC located off the entrance vestibule.

Climbing the stairs, the first-floor landing gives access to three bedrooms, bathroom and a large loft for additional storage. The front-facing master bedroom enjoys a good amount of fitted storage and ample floor space for a larger style bed and additional free standing furniture. The second bedroom is also a double which benefits from a large fitted wardrobe. Bedroom three is a good-sized single. Finally, the bathroom has been re-fitted to an exacting standard and enjoys a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property enjoys a wide corner plot with mature lawn and bedding areas to the front. The rear garden has been decked to provide an easily maintained entertaining space. There is also a driveway.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.77m (15'8") x 4.42m (14'6")
Kitchen/Diner	4.42m (14'6") x 2.53m (8'4")
WC	1.76m (5'9") x 0.85m (2'9")
Bedroom 1	4.05m (13'3") x 2.52m (8'3")
Bedroom 2	3.26m (10'8") x 2.54m (8'4")
Bedroom 3	3.06m (10') x 1.82m (6')
Bathroom	1.85m (6'1") x 1.67m (5'6")

Gross internal floor area (m²): 69m²
EPC Rating: D



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