

4 Woodrow

GOREBRIDGE, MIDLOTHIAN, EH23 4AS



Bright three-bedroom house in Gorebridge



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McEwan Fraser Legal is delighted to present this three-bedroom house in Gorebridge. The property is in walk-in condition, forming the perfect home for those looking to escape the hustle and bustle of the city centre whilst keeping within commutable distance.

THE LOUNGE/DINER



Internally, the property briefly comprises an entrance hallway with the large, dual-aspect lounge/diner, directly on your left. This room has ample space for a full living room suite alongside the dining area at the rear of the room. Moving round from here on the ground floor is the modern kitchen with a door to the garden.



THE KITCHEN





Moving upstairs and you will find the three bedrooms, the two larger of which have integrated wardrobe space. The family bathroom is also found here.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

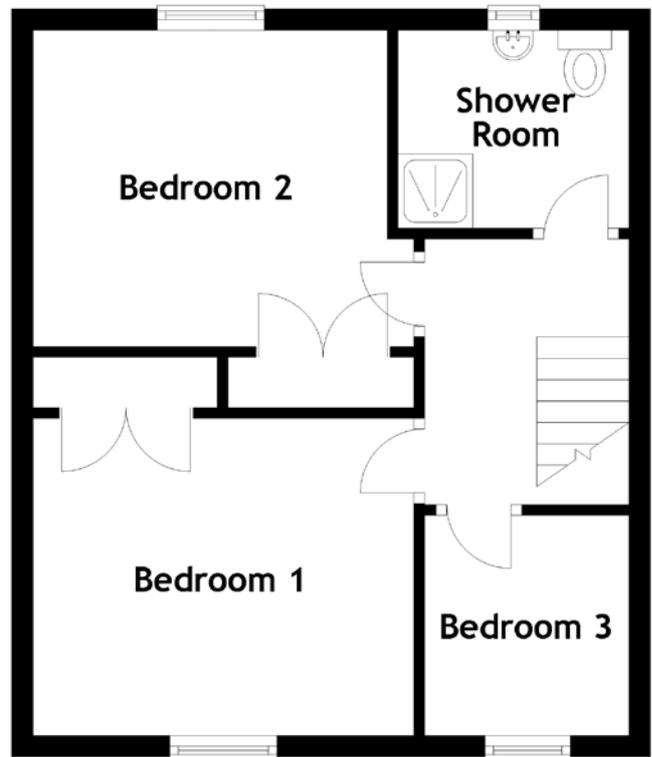
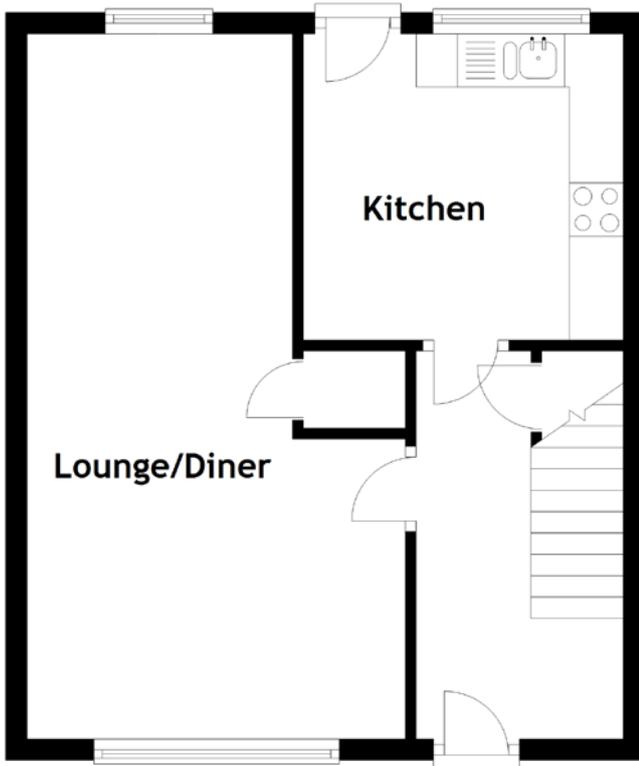


In addition to this, the property includes street parking, with large front and rear gardens. This is a rare opportunity to acquire a lovely home in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

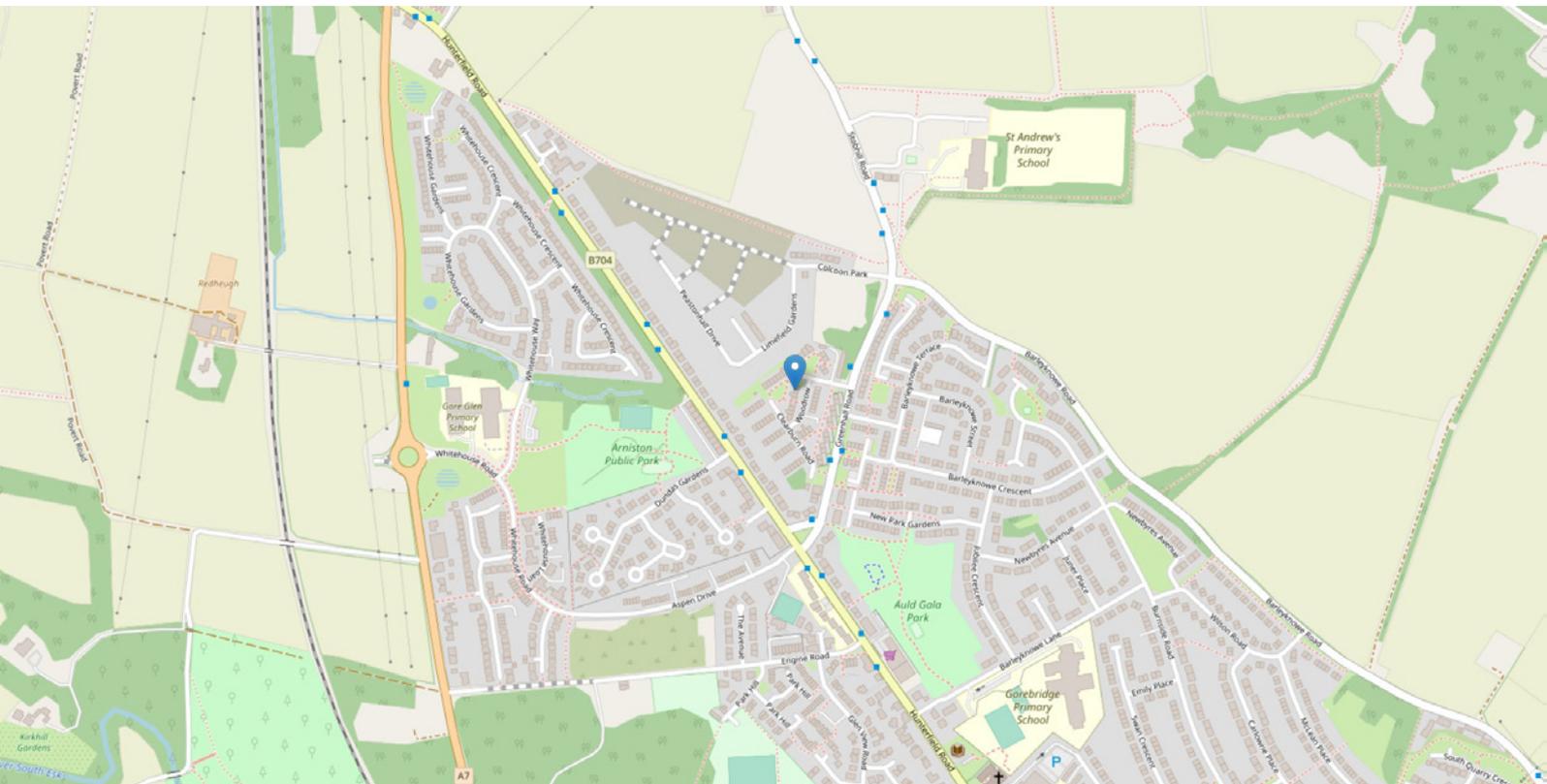


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 6.63m (21'9") x 2.48m (8'2")
 Kitchen 2.98m (9'9") x 2.88m (9'5")
 Shower Room 2.10m (6'11") x 1.86m (6'1")

Bedroom 1 3.55m (11'8") x 2.98m (9'9")
 Bedroom 2 3.55m (11'8") x 2.97m (9'9")
 Bedroom 3 2.07m (6'10") x 1.94m (6'4")

Gross internal floor area (m²): 71m²
 EPC Rating: C



THE LOCATION

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some 10 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 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.

There is a regular and frequent bus service to Edinburgh itself and the car journey takes between 20 and 30 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.




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