



17 Newtonloan Court

Gorebridge
Midlothian
EH23 4FB

Unique main door flat in excellent decorative order

Well situated in the Gorebridge area



Scan Here!



3 BED



2 BATH



PRIVATE

ENERGY

D

EPC RATING



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.

17 Newtonloan Court Gorebridge Midlothian



"...unique 3 bedroom, main door flat, well situated in Midlothian's Gorebridge area..."



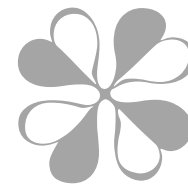
The Interior

An excellent opportunity has arisen to acquire this unique 3 bedroom, main door flat, well situated in Midlothian's Gorebridge area. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order and briefly comprises: entrance hallway with a large walk-in storage cupboard, internal hallway including a sky light and access to the attic space, a spacious, split level lounge/diner, providing access to the fully fitted, partially tiled kitchen, benefiting from an integrated 4 gas hob/oven, fridge/freezer, dishwasher, washing machine and extractor hood, master bedroom with en-suite shower-room benefiting from a double shower cubicle, heated towel rail and an extractor fan, double bedroom with both a double and a single built-in wardrobe, a further double bedroom with bay window and a three piece, partially tiled family bathroom with a heated towel rail and an extractor fan.

Attic: accessed via the internal hallway, providing more than adequate additional storage space.

This property also benefits from: high ceilings throughout, gas central heating, full double glazing, resident parking to accommodate for both residents and visitors and well maintained areas of communal garden space surrounding the property.



“...A spacious, split level lounge/diner, providing access to the fully fitted, partially tiled kitchen...”



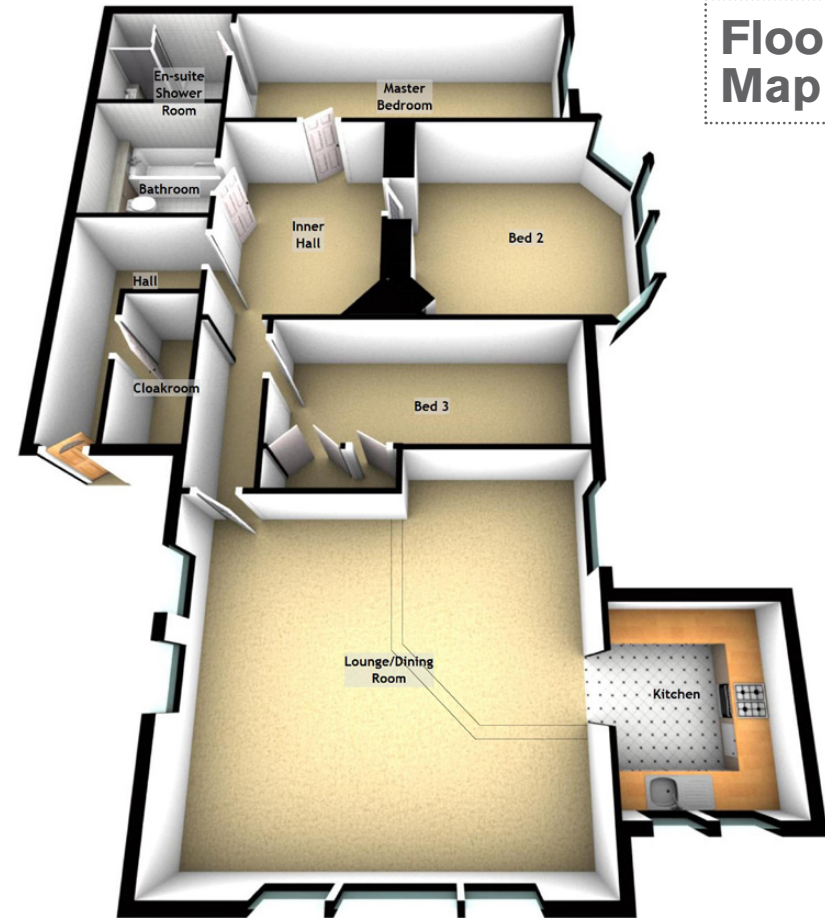
“...Spacious master bedroom with a three piece, partially tiled en-suite shower-room...”



BED 3



BED 2



Floorplan & Map



APPROXIMATE DIMENSIONS

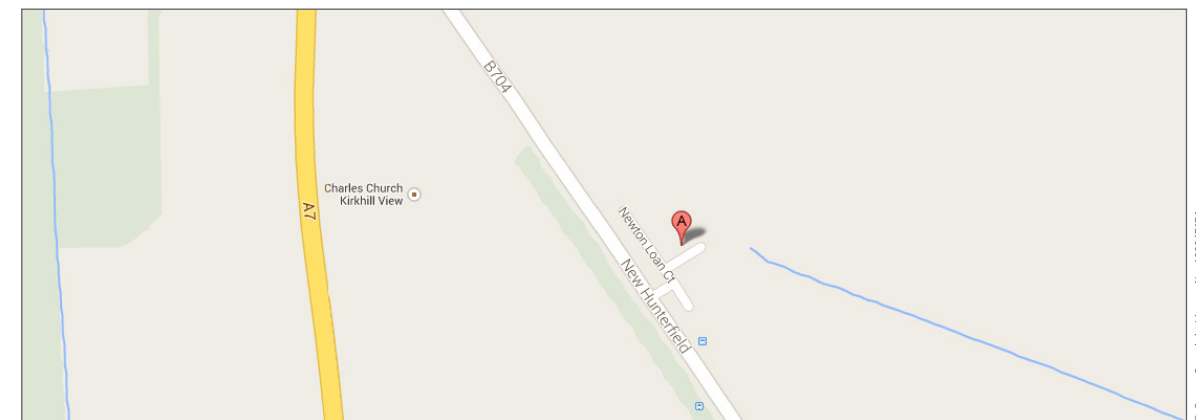
(Taken from the widest point)

Lounge/Dining Room	6.30m (20'8") x 5.48m (18')
Kitchen	2.60m (8'6") x 2.52m (8'3")
Master Bedroom	6.30m (20'8") x 2.50m (8'2")
En-Suite Shower Room	2.30m (7'7") x 2.07m (6'9")
Bed 2	4.54m (14'11") x 3.96m (13')
Bed 3	5.11m (16'9") x 2.18m (7'2")
Bathroom	2.39m (7'10") x 2.30m (7'7")
Cloakroom	2.56m (8'5") x 1.23m (4'1")

EXTRAS

(Included in the sale)

All fixtures and fittings, including; all blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, that other items may be available through separate negotiation.





Exterior view

McEwan Fraser Legal

Solicitors & Estate Agents

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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 an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.



Text and description
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Surveyor



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Photographer



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