



Highly desirable semi-detached home

Situated in a quiet cul-de-sac



12 River Gore Road

Gorebridge, Edinburgh, EH23 4GB



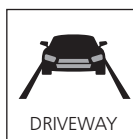
Scan Here!



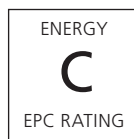
2 BED



1 BATH



DRIVEWAY



ENERGY

C

EPC RATING

Gorebridge

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.

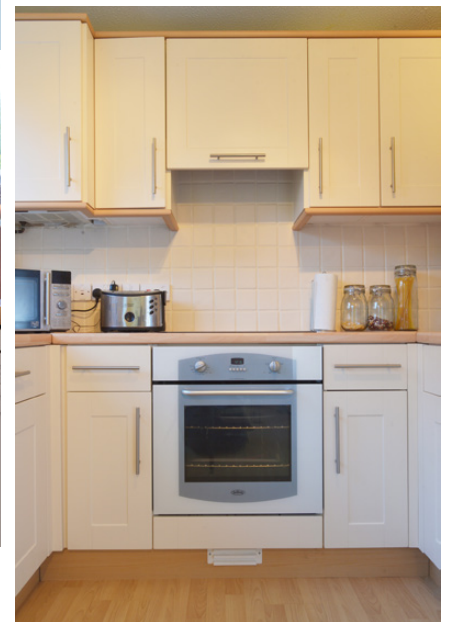
In recent years, the road network has improved majorly and as a consequence the city bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport.

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.



"...located in a quiet residential cul-de-sac with very little passing traffic making it ideal for a family or those whom just enjoy quiet surroundings..."



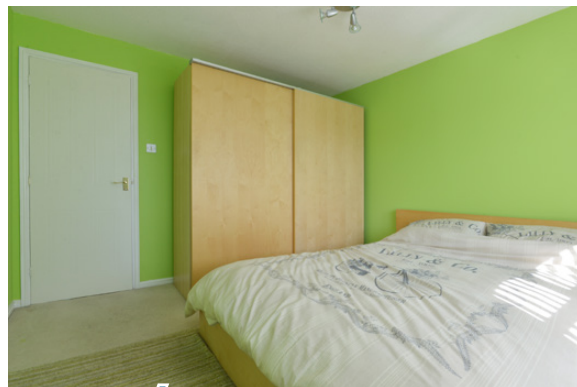
12 River Gore Road

The property is located in a quiet residential cul-de-sac with very little passing traffic making it ideal for a family or those whom just enjoy quiet surroundings. Facing South West to the front and North East to the rear, the property enjoys any sunshine for the large part of the day.

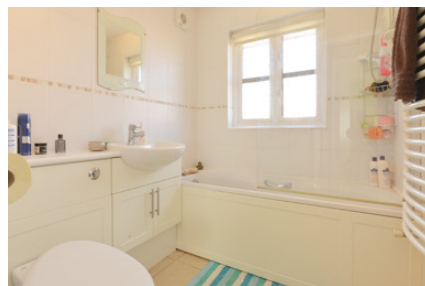
Internally the accommodation is in very good decorative order and briefly comprises entrance hall, lounge, kitchen, two double bedrooms and bathroom with shower. The property benefits from areas of garden ground to front, rear and side of the property. The property also benefits from gas central heating and double glazing to ensure a warm yet cost effective living environment all year round.

The driveway provides off-street parking and there is all plenty of parking for visitors.

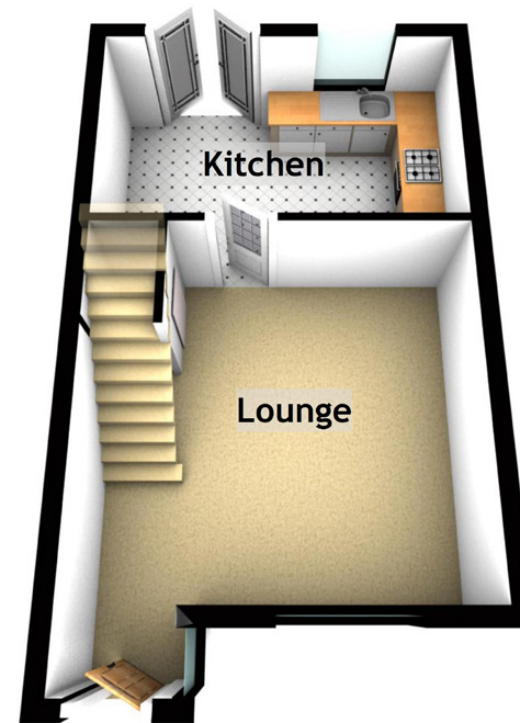




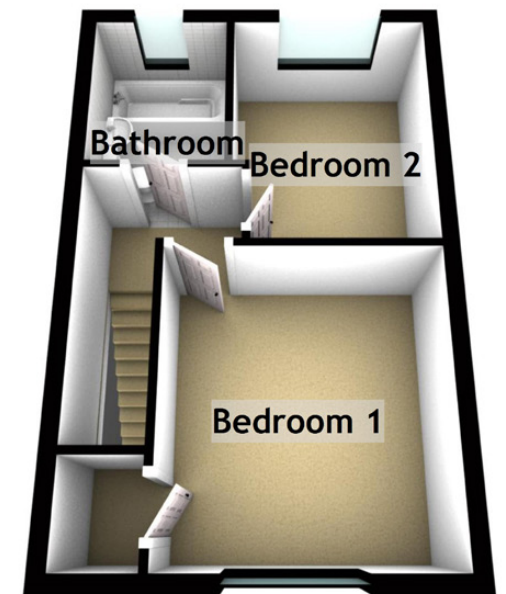
Bedrooms & Bathroom



Ground Floor



First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

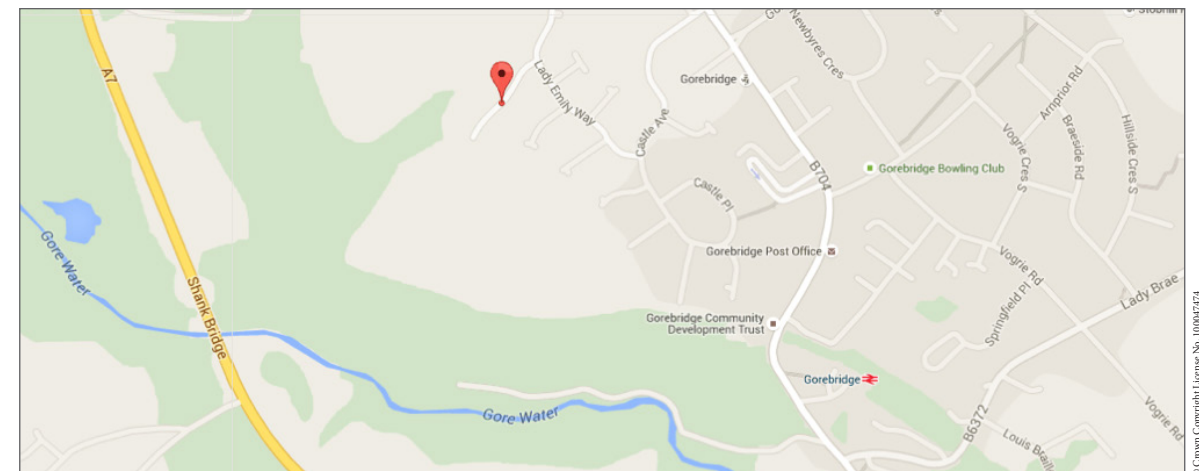
Lounge	4.20m (13'9") x 4.03m (13'3")
Kitchen	4.20m (13'9") x 2.45m (8')
Bedroom 1	3.50m (11'6") x 3.18m (10'5")
Bedroom 2	3.03m (9'11") x 2.41m (7'11")
Bathroom	2.01m (6'7") x 1.67m (5'6")

Gross internal floor area (m²) - 57

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings, curtains, blinds, hob, oven, cooker, light fittings washing machine, fridge freezer and dishwasher.





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Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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