




McEwan Fraser Legal

Solicitors & Estate Agents

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11 River Gore Road

GOREBRIDGE, EH23 4GB

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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

towns of Bonnyrigg and also Dalkeith. There is a Tescos 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, as well as 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.

With the new Borders Railway Station this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.





11 RIVER GORE ROAD

Part Exchange available. This well presented two bedroom semi-detached house is in excellent decorative order and would make an excellent purchase for any family, first time buyer or buy-to-let investor. Viewing highly recommended.

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 current owner has created and landscaped a wonderful rear garden, ideal for adults and children.

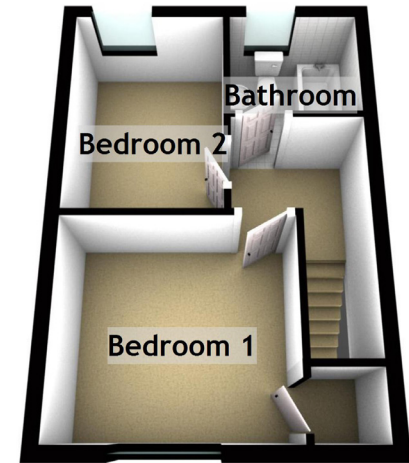
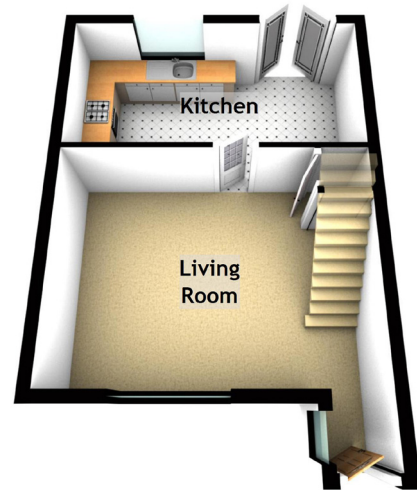
There is a driveway that provides off-street parking and there is all plenty of parking for visitors.





SPECIFICATIONS

PROPERTY LOCATION



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Living Room	4.18m (13'9") x 3.84m (12'7")
Kitchen	4.20m (13'9") x 2.48m (8'2")
Bedroom 1	3.45m (11'4") x 3.12m (10'3")
Bedroom 2	3.05m (10') x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.66m (5'5")

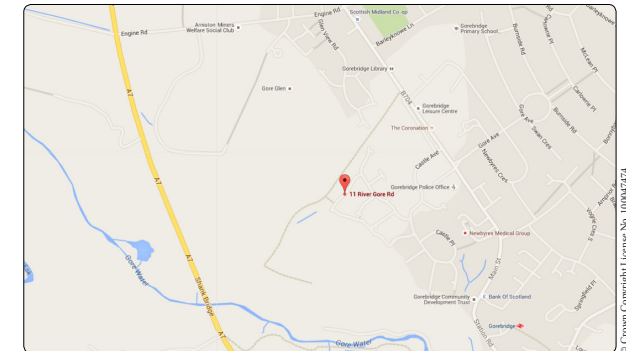
GROSS INTERNAL FLOOR AREA (M²) - 57 M²

EXTRAS

(included in the sale)

All fitted carpets and floor coverings, appliances, curtains, blinds and all light fittings.

 2 BED	 1 BATH	 DRIVEWAY	ENERGY D EPC RATING
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McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JOSH STEEPLES
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer

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