







# 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 range 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.



GOREBRIDGE HAS A LEISURE CENTRE WITH A RANGE OF CLUBS AND SOCIETIES, A LIBRARY, A BOWLING CLUB AND A PARK







## 19 NEW HUNTERFIELD

An excellent opportunity has arisen to acquire this spacious three bedroom lower villa, well located within the Midlothian town of Gorebridge. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance vestibule, an internal hallway with a large storage cupboard, a bright and spacious lounge with access into the modern, partially tiled kitchen, benefiting from an integrated 4 gas hob/oven, extractor hood, two large storage cupboards and access to the rear garden.

There are also three double bedrooms, all of which have shelved storage cupboards and one with a feature fireplace and fitted wardrobes, a two piece, partially tiled bathroom with an overhead shower and chrome heated towel rail and a WC with a further chrome heated towel rail.

This property also benefits from; gas central heating, full double glazing, a private front and rear garden with a patio area to the rear and a gravelled driveway to the front, allowing for secure off-street parking for up to three cars as well as more than adequate on-street parking to accommodate for visitors.





THREE DOUBLE BEDROOMS, ALL OF WHICH HAVE SHELVED STORAGE CUPBOARDS AND ONE WITH A FEATURE FIREPLACE AND FITTED WARDROBES

## THE BEDROOMS, BATHROOM AND WC



## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

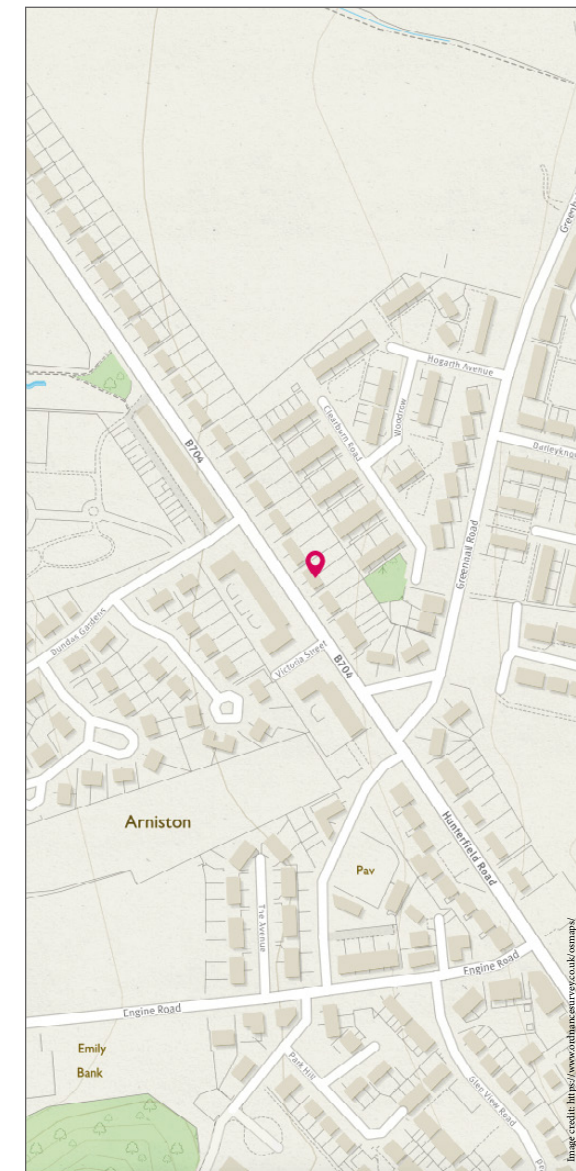
|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.88m (16') x 4.27m (14')     |
| Kitchen   | 3.50m (11'6") x 2.73m (8'11") |
| Bedroom 1 | 4.07m (13'4") x 3.67m (12')   |
| Bedroom 2 | 3.51m (11'6") x 2.90m (9'6")  |
| Bedroom 3 | 3.44m (11'3") x 2.45m (8')    |
| Bathroom  | 2.38m (7'10") x 1.37m (4'6")  |
| WC        | 1.40m (4'7") x 1.03m (3'5")   |



Gross internal floor area (m<sup>2</sup>) – 88m<sup>2</sup>  
EPC Rating – C

Extras  
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings are included in the sale. Please note, other items may be available through separate negotiation.







  
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**Part  
Exchange  
Available**

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Text and description  
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