




McEwan Fraser Legal

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GOREBRIDGE, MIDLOTHIAN, EH23 4TH

Gorebridge, Midlothian



Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten 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 and 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 twenty and thirty minutes except at peak times. Also, with the new borders to Edinburgh railway.

All in all this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.



Lounge, Kitchen & Dining



An excellent opportunity has arisen to acquire this highly desirable four bedroom detached villa, well situated within the Gorebridge area of Midlothian. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order.

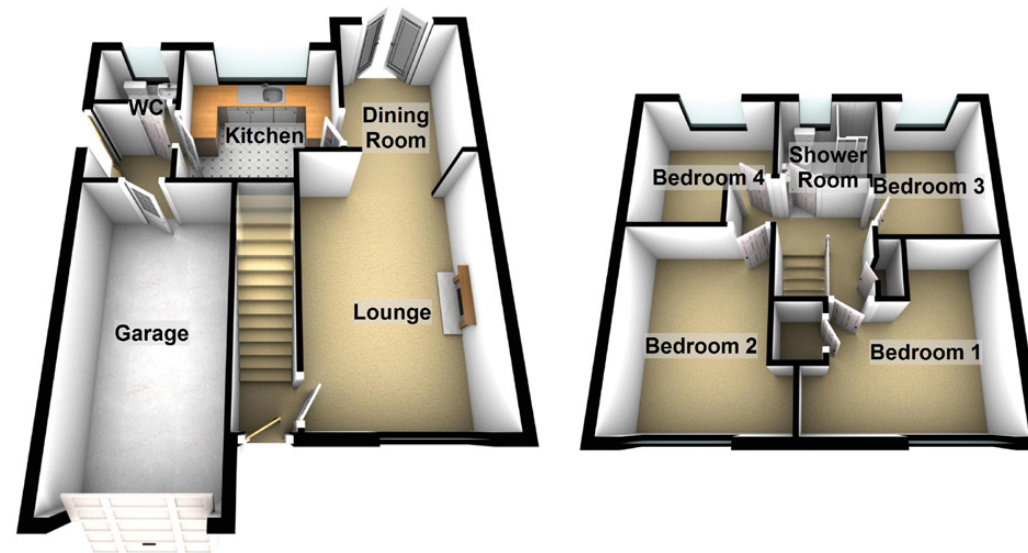
The ground floor has a hallway, bright and spacious lounge complete with living-flame gas fire and surround, an under-stair storage cupboard and access to the dining room, providing access to the rear garden, a fully fitted kitchen, benefiting from an integrated gas hob/double oven, extractor hood, dishwasher and fridge. A utility area with access to all areas surrounding the property garden, a two-piece, partially tiled WC and direct access to the single garage with pipework for washing machine.

The first floor has four bedrooms, one of which has a double built-in wardrobe/storage cupboard and a three-piece family shower room.

This property also benefits from gas central heating, full double-glazing, a driveway leading to the single garage, which also accommodates for secure off-street parking for two cars, as well as more than adequate on-street parking to accommodate for visitors. There are well maintained private garden grounds surrounding the property, including a patio area to the rear.



Bedrooms & Bathroom



Approximate Dimensions
(Taken from the widest point)

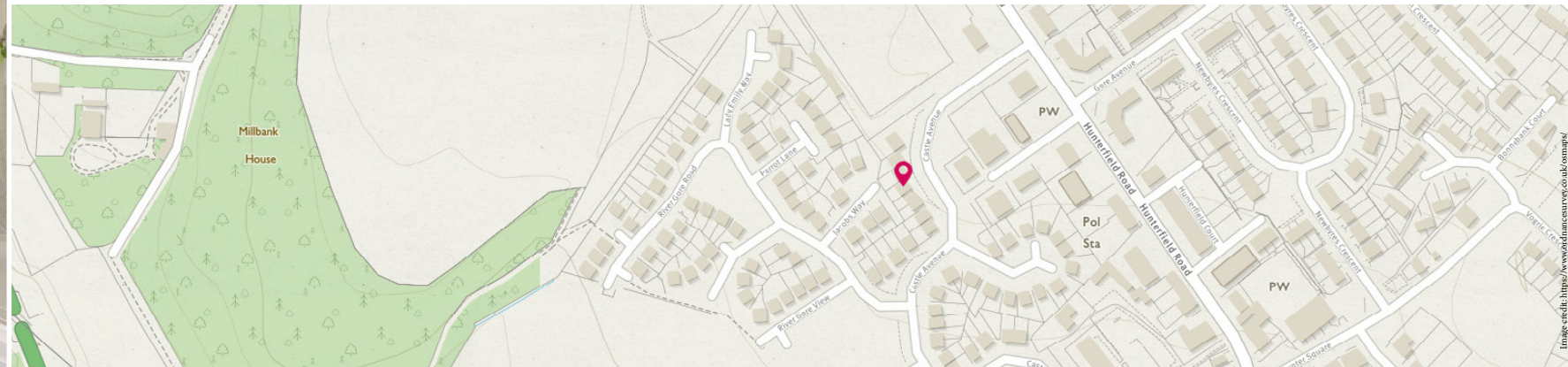
Lounge	4.08m (13'5") x 3.15m (10'4")
Kitchen	2.89m (9'6") x 2.76m (9'1")
Dining Room	2.78m (9'1") x 2.30m (7'7")
Bedroom 1	3.62m (11'11") x 3.37m (11'1")
Bedroom 2	3.64m (11'11") x 3.17m (10'5")
Bedroom 3	2.94m (9'8") x 2.21m (7'3")
Bedroom 4	2.69m (8'10") x 2.66m (8'9")
Shower Room	1.97m (6'6") x 1.68m (5'6")
WC	1.50m (4'11") x 1.13m (3'8")
Garage	5.19m (17') x 2.57m (8'5")

Gross internal floor area (m²) - 80 m²

EPC Rating - D

Extras
(Included in the sale)

All fitted floor coverings, light fittings, window dressings,
all integrated kitchen appliances, three free-standing
mirrored wardrobes and garden shed/workshop.



Floor Plan, Dimensions & Map



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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 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 brochure 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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