



McEwan Fraser Legal
Solicitors & Estate Agents
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14 Castle Place
GOREBRIDGE, MIDLOTHIAN, EH23 4TJ

GOREBRIDGE MIDLOTHIAN EH23-4TJ

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, Roslin to Penicuik in the west. Gorebridge itself has a good selection of shops and services. These including banking and Post Office facilities. 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 by-pass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the New Borders Railway with regular train services into Edinburgh. There is also a regular and frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty 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.



14 CASTLE PLACE

McEwan Fraser Legal are delighted to present this bright attractive two bedrooms, main door flat that occupies a prime position within this modern development located in the popular town of Gorebridge in Midlothian. The property itself benefits from attractive, well maintained private gardens to the front and rear that is mainly laid to lawn and patio slabs. This property enjoys the added benefit of a driveway parking space. The accommodation briefly consists of an entrance vestibule leading to the most impressive living room which is flooded with light thanks to the window to the front of the property. This space has recently been fully modernised and made into an open plan space to the kitchen. The kitchen was installed two months ago and is a beautifully stylish space that is well proportioned, fully fitted with integrated hob, oven, extractor fan, fridge/freezer, washing machine and dishwasher. The kitchen has ample worktop space for the aspiring chef as well as a handy breakfast bar for informal dining.

The master bedroom again with large window to the front and features built-in wardrobe space. Bedroom two is again a good sized double room with French doors to the rear private garden. Finally, the property is completed with a white three-piece modern bathroom suite. A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment.





SPECIFICATIONS FLOOR PLAN & LOCATION

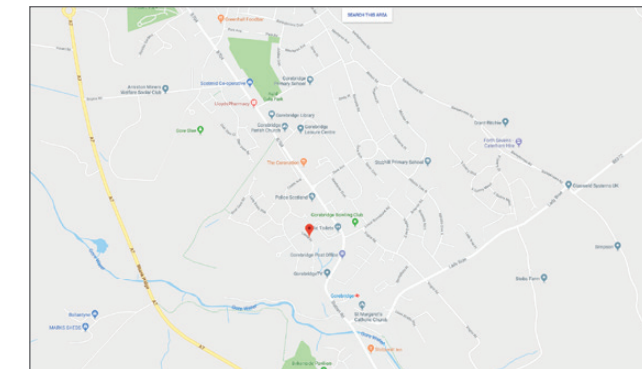
Approximate Dimensions (Taken from the widest point)

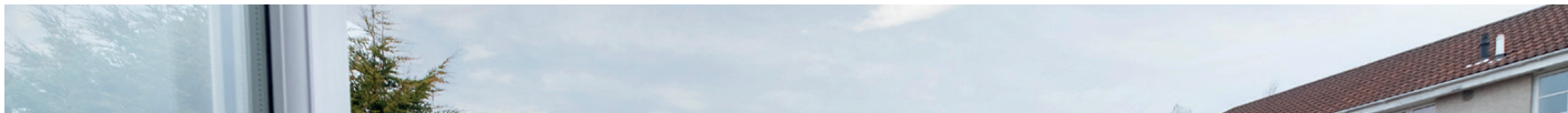
Living Room	3.89m (12'9") x 3.18m (10'5")
Kitchen	3.18m (10'5") x 2.45m (8')
Master Bedroom	2.95m (9'8") x 2.68m (8'10")
Bedroom 2	2.84m (9'4") x 2.00m (6'7")
Bathroom	1.89m (6'2") x 1.85m (6'1")
Storage	1.52m (5') x 1.20m (3'11")

Gross internal floor area (m2) : 50 m2

EPC Rating : C

Extras (Included in the sale) : All fitted carpets and floor coverings, white appliances, curtains/blinds. Other items may be available through separate negotiation.





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Text and description
SCOTT CAMERON
Surveyor



Professional photography
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Photographer



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