




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

10 Bonnybank Road
GOREBRIDGE, MIDLOTHIAN, EH23 4DT



View to Pentlands | Newbattle Golf Club | Borthwick Castle

GOREBRIDGE MIDLOTHIAN

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.





10 BONNYBANK 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 area with very little passing traffic making it ideal for a family or those who just enjoy quiet surroundings. The new railway station is a short walk at only 0.5 miles from the property. Facing south east to the front and north west to the rear, the property enjoys any sunshine for the large part of the day.

The property is entered into a welcoming hallway, which provides access to the lower level of the accommodation. The large airy living room provides a generous living space with plenty of room for furniture and units. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space and free standing appliances. From the kitchen one can access the utility/storage area, followed by the beautiful rear garden. The current owner has created and landscaped a wonderful rear garden, ideal for adults and children.

Upstairs the two generous sized rooms that are flooded with natural light and allow space for additional free standing furniture if required. A crisp bathroom with under-floor heating completes the accommodation.

Externally there are areas of garden ground to rear and a double driveway to the front to allow for off street parking.

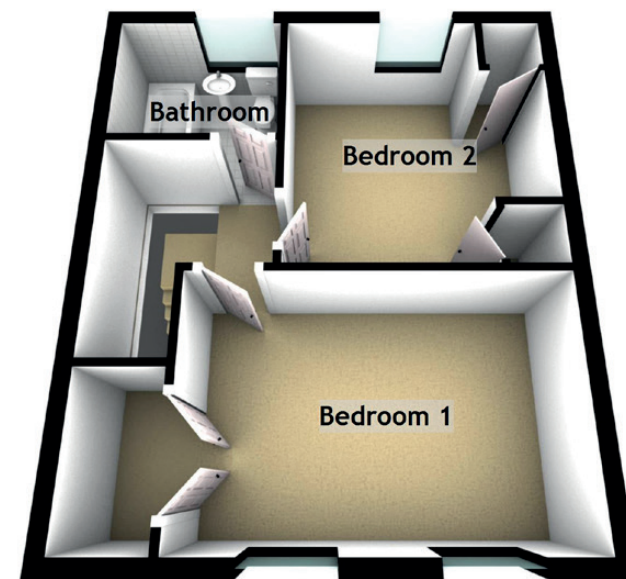
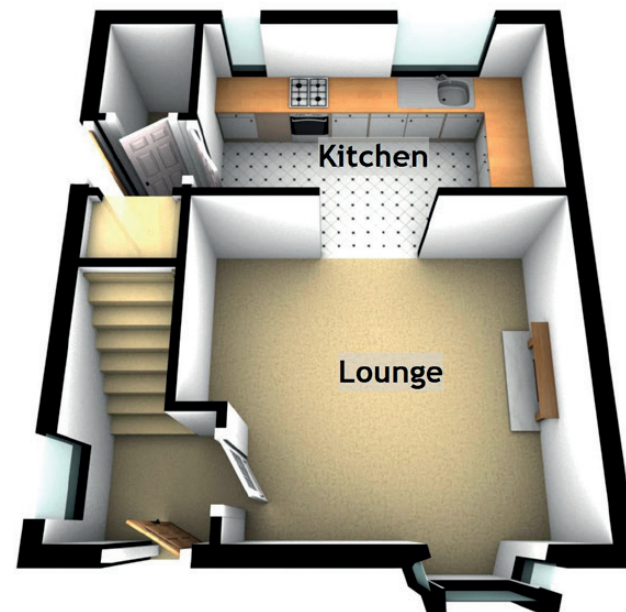




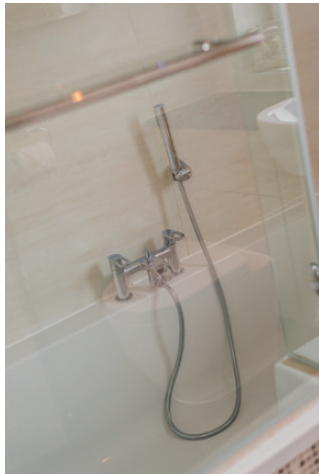
Bedroom One



“...TWO
GENEROUSLY
SIZED ROOMS
ARE FLOODED
WITH NATURAL
LIGHT...”



Bedroom Two



Approximate Dimensions
(Taken from the widest point)

Lounge	4.37m (14'4") x 3.91m (12'10")
Kitchen	4.02m (13'2") x 2.42m (7'11")
Bedroom 1	4.40m (14'5") x 2.97m (9'9")
Bedroom 2	3.42m (11'3") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²) - 67m²

EPC Rating - C

Extras

(Included in the sale)

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

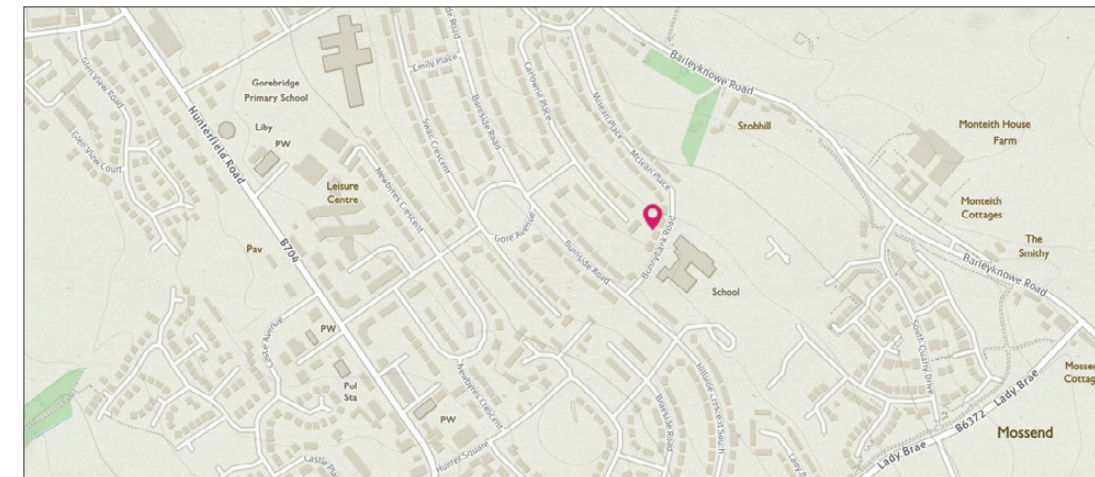


Image credit: <https://www.odinate.survey.co.uk/omaps/>



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JOSH STEEPLES
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk