




McEwan Fraser Legal
Solicitors & Estate Agents
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46 Main Street
GOREBRIDGE, MIDLOTHIAN, EH23 4BY

GOREBRIDGE

MIDLOTHIAN//
EH23 4BY

Gorebridge is an established town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh. Surrounded by open countryside and forming 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. Home to Gorebridge Station, one of the stops on the newly opened Borders Railway line taking you to Edinburgh Waverley in under 30 minutes, ideal for commuters.

The city bypass is within easy reach offering convenient access to the Scottish motorway network and Edinburgh International Airport. There is a regular and frequent bus service to Edinburgh City Centre and the car

journey takes between 20 and 30 minutes except at peak times. Gorebridge has a good selection of local shops and services including banking and Post Office facilities, a library and a bowling club, with further amenities available in the market towns of Bonnyrigg and Dalkeith. There is a Tesco Superstore nearby and Fort Kinnard Retail Park which is a short 15 minute train journey or 20 minute drive away, offering a variety of shops, restaurants and cinema.

For those who enjoy an active lifestyle Gorebridge has a modern leisure centre with a variety of clubs and societies. Gore Glen Woodland park and Vogrie Country Park offer beautiful woodland walks and nature trails. Vogrie also offers a nine hole golf course. The area is popular with cyclists and walkers alike.



VOGRIE COUNTRY PARK // SURROUNDING COUNTRYSIDE // GOREBRIDGE TRAIN STATION



LOCAL AMENITIES



RAIL LINKS



Potential Accessible Living

DELIGHTFUL TWO BEDROOM MAIN DOOR FLAT WITH COURTYARD GARDEN PRESENTED IN WALK-IN CONDITION // THIS PROPERTY IS JUST A SHORT STROLL FROM GOREBRIDGE TRAIN STATION



46 MAIN STREET

Situated on the historic Gorebridge Main Street, McEwan Fraser Legal are delighted to offer to the market this delightful two bedroom main door flat with courtyard garden, which was part of the co-operative society buildings, dating back to the 1880's, the property has been fully modernised and is presented to the market in walk in condition.

The welcoming hallway leads to all apartments, to your left you will find the well proportioned living room, the focal point of this light and bright room is the modern feature gas fireplace. The master bedroom is also situated to the front of the property you will find a built-in press cupboard and plenty of space for additional free standing furniture. The second bedroom is another good sized

double with a view out over the courtyard garden. The part tiled family bathroom boasts a contemporary white three piece suite with shower over the bath and chrome towel rail.

The large dining/kitchen offers a generous number of wood effect shaker style wall and base units complimented by a dark granite effect worktop. Integrated appliances include an electric hob with extractor above and electric oven and grill below everything the aspiring chef needs to rustle up a quick supper or dinner party menu. The back door from the kitchen opens onto a communal pathway which leads to the gated courtyard garden the perfect spot for a barbecue with friends in the summer. The property further benefits from gas central heating and double glazing.





BEDROOMS
&
FAMILY BATHROOM

SPECIFICATIONS & FLOOR PLAN/PROPERTY LOCATION

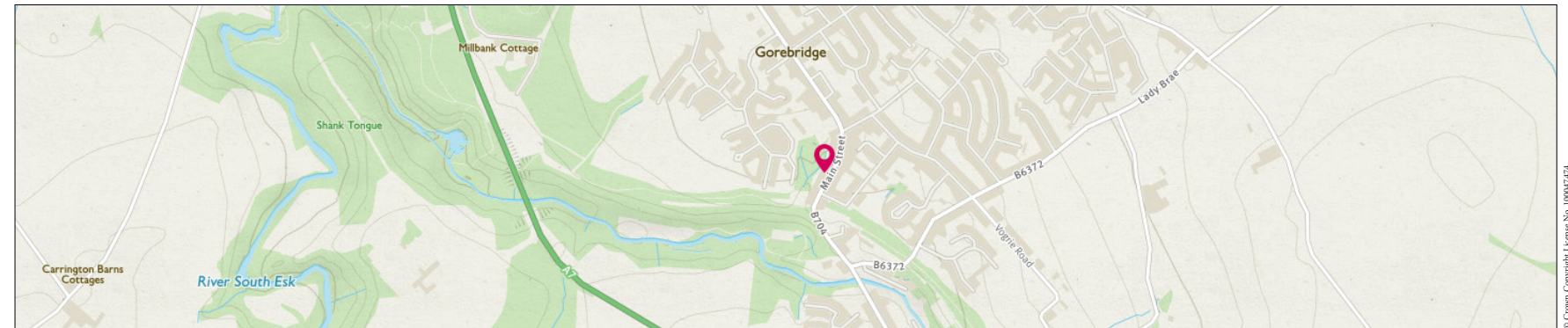


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Living Room	4.32m (14'2") x 3.70m (12'2")
Kitchen	4.34m (14'3") x 3.30m (10'10")
Bedroom 1	4.28m (14'1") x 3.23m (10'7")
Bedroom 2	4.30m (14'1") x 2.26m (7'5")
Bathroom	2.45m (8') x 1.80m (5'11")

GROSS INTERNAL FLOOR AREA (m²) - 125 m²

EPC - C



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Part
Exchange
Available

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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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 Surveyor



Professional photography
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 Photographer



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 Designer



GARDEN VIEWS