




McEwan Fraser Legal
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33 Glen View Road
GOREBRIDGE, EH23 4BS

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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 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. Goreglen Primary School is within close proximity and can be seen from the property. In recent years, the road network has improved majorly and as a result, 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. Gorebridge has the added advantage of the Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work or leisure. All in all, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.

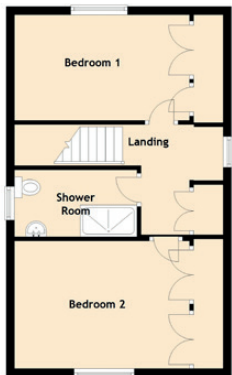
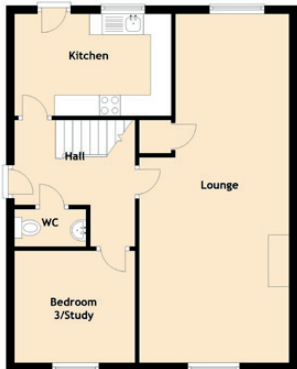
This beautiful detached villa is situated within an exclusive estate that is made up of various style properties. The property overlooks open fields to the front and has peaceful surroundings. Internally the property is in excellent condition

and has been well cared for by the current owners. Each room is well proportioned with double-glazing and a recently upgraded gas central heating system throughout. Externally to the side, the property has a paved area for any potential extension work, the other has an extensive monobloc driveway for up to three cars with a well-maintained lawn, shrubbery and flower beds to the front. To the rear of the property, there is a good sized enclosed garden that is beautifully maintained with laid lawn, shrubbery, outside tap and a large shed. The property internally comprises of an entrance hallway, WC, a bright, spacious living/dining room with feature fire and surround, a large storage cupboard and two windows that flood the room with natural light. The fully fitted kitchen includes ample wall and base units, appliances including integrated dishwasher, gas hob, extractor hood, oven and access to the rear garden. Bedroom three completes the ground level, the room is well proportioned and is currently being used as a study.

Upstairs the property boasts two large, double bedrooms with excellent built-in wardrobes. A fresh, partially tiled shower room completes the accommodation with a white suite and double shower unit. It is also worth noting, the property benefits from linen storage on the first floor and a loft providing additional attic storage.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.





SPECIFICATIONS / FLOOR PLAN / LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	8.40m (27'7") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Bedroom 1	3.87m (12'8") x 2.54m (8'4")
Bedroom 2	3.88m (12'9") x 3.07m (10'1")
Bedroom 3/Study	2.90m (9'6") x 2.70m (8'10")
Shower Room	2.95m (9'8") x 1.61m (5'3")

Gross internal floor area (m2) : 98m² // EPC Rating : C

Extras (Included in the sale)

All fixtures, fittings, floor coverings and appliances. Please note : Washing machine & fridge freezer are not available for the sale.

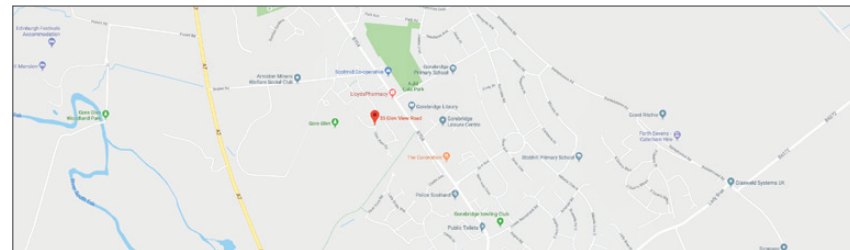


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Text and description
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