



5 Lady Brae, Gorebridge, Midlothian, EH23 4HT

www.mcdougallmcqueen.co.uk



Gorgeous rarely available modern detached bungalow commanding an elevated position close to the centre of Gorebridge. McDougall McQueen are delighted to offer to the market this spacious, extended, three-bedroom bungalow providing modern flexible accommodation all on ground floor level. The property is close to all local amenities and is only a very short walk from Gorebridge train station. The accommodation is presented in excellent order throughout, having been improved and enhanced by its current owners throughout the years, with private garden grounds to the front, and rear, providing a great space for outside entertaining. A driveway provides off-street parking and access to a large attached garage which has light, power, and an up and over remote electric door. This lovely family home and its excellent location, is sure to prove to be very popular with many buyers and we would recommend viewing at your earliest convenience to avoid disappointment.

- Rarely available property style with accommodation all on ground floor level
- Spacious and flexible accommodation in excellent order throughout
- Entrance hallway with store providing loft access
- Floored loft with ladder access, light, and Velux window
- Spacious and bright living room with front facing window, two feature portal style windows to the side, and window to the rear
- Dining room with rear facing window and open access to the kitchen
- Lovely large fitted kitchen with dual aspect windows, a range of base, wall, and pull-out larder storage units with solid wood worktops, additional larder store cupboard, dual fuel range cooker, extractor, a host of integrated appliances including, washing machine, tumble dryer, dishwasher, and microwave with a fitted American style fridge freezer







- Conservatory
- Bedroom with rear facing window and cornice
- En-suite shower room with large corner shower cubicle, electric shower, wc and sink
- Bedroom with front facing window, cornice, and ornate working cast iron fire making a stunning feature
- Bedroom with front facing window and picture rail
- Gorgeous fully tile family bathroom with under floor heating, towel radiator, bath with shower and attachment, shower screen, wc and sink
- Large private garden grounds to the front and rear providing a lovely space for outside entertaining with large greenhouse and two sheds
- Double glazing and gas central heating
- Driveway and parking for several cars
- Large attached garage with workshop area, light, power, remote up and over electric door and rear garden access





Location

Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, the borders rail link is open with Gorebridge station within walking distance of the property.

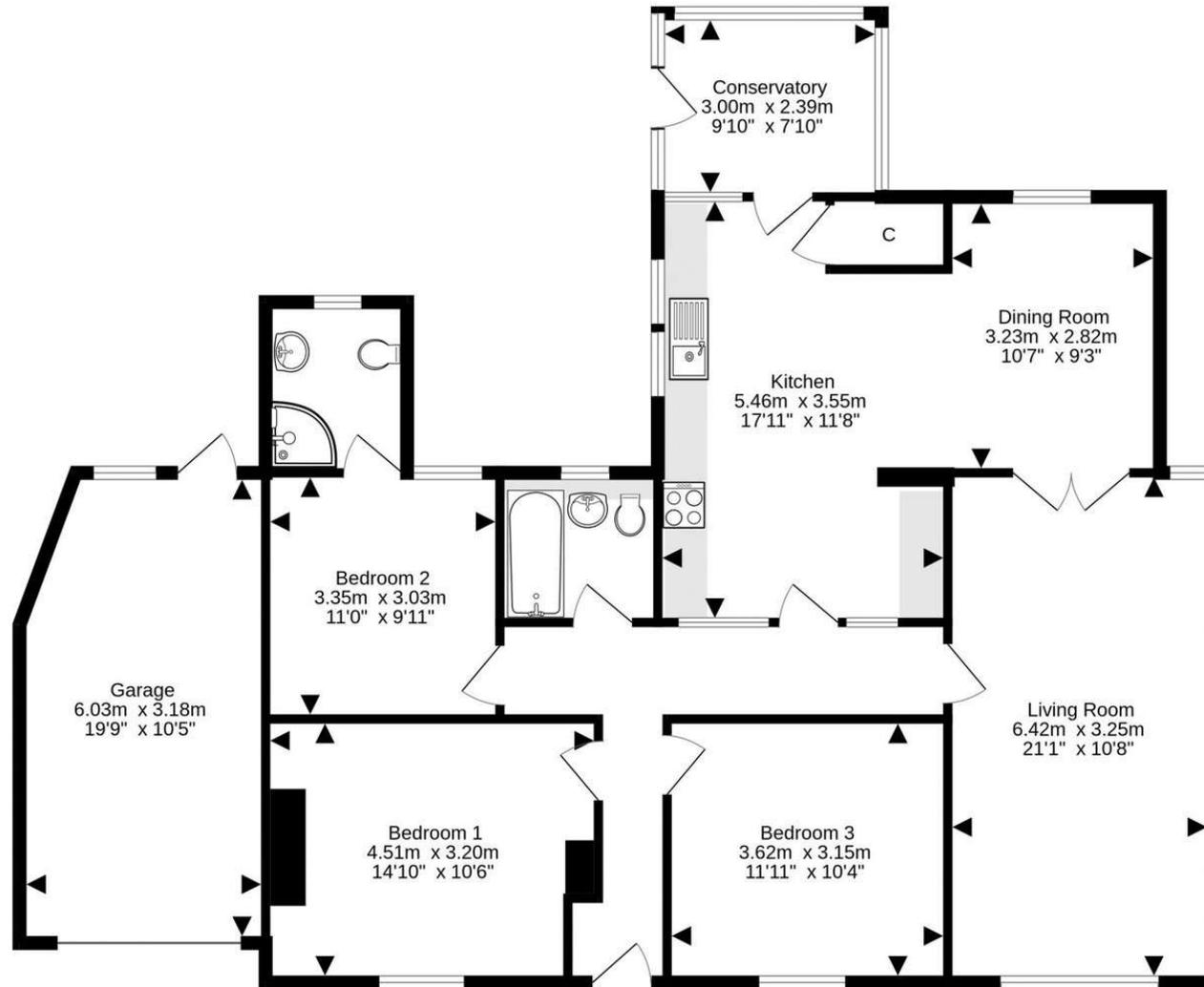
Extras

All floor coverings, light fittings, blinds where fitted, range cooker, all integrated appliances and American style fridge freezer. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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