



Superb opportunity to purchase an affordable family home, great for first-time buyers and young families. McDougall McQueen are delighted to present to the market this spacious two-bedroom upper flat set in the lovely Midlothian town of Gorebridge. This property provides excellent family accommodation and is presented in good order throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping and schooling that Gorebridge has on offer. The property itself will make the ideal purchase for first time buyers, professional couples, and those with young families. There are private garden grounds to the side and rear which are ideal for relaxing and outside entertaining with parking which is on-street Viewing is by appointment only.

- Spacious living room with window to the front and wall mount electric fire
- Nicely fitted dining kitchen with a range of base and wall units in gloss white, store cupboard, electric touch control ceramic hob, oven, and extractor
- Double bedroom with window to the front and built-in wardrobes
- Double bedroom two with window to the rear with wonderful views, and built-in wardrobes
- Family bathroom with three-piece suite with shower over the bath, wc, sink, and towel radiator
- Double glazing and gas central heating
- Private garden grounds to the side and rear which are ideal for outside entertaining and relaxation

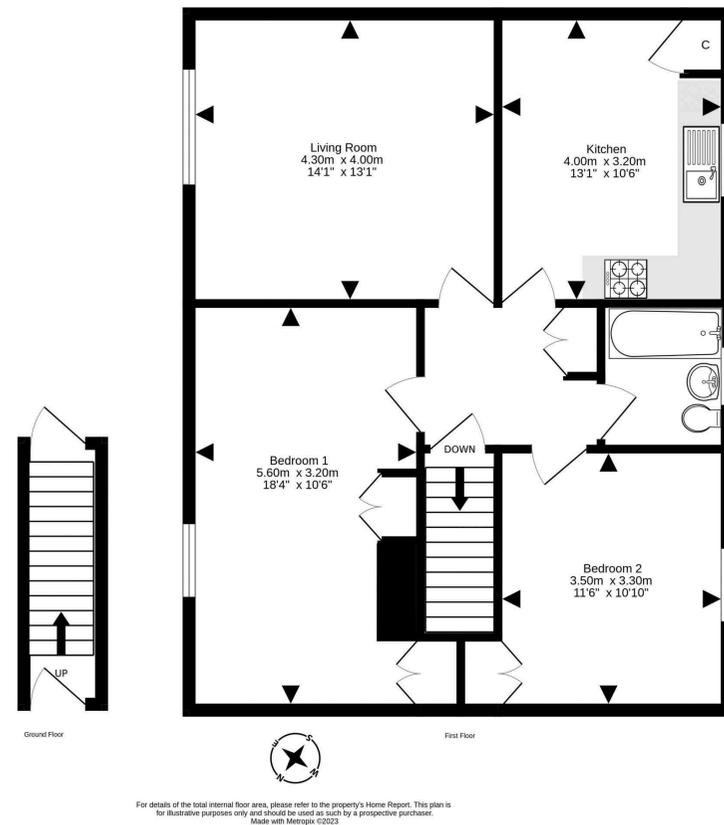
## Location

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 and Gorebridge station is only a short walk away from the property.

## Price & Viewing

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

## EPC Band - C



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

