



**Helenslea, 3 Private Road
Gorebridge, Midlothian, EH23 4HG**

CALL US ON 0131 447 4747

Helenslea, 3 Private Road, Gorebridge, Midlothian, EH23 4HG

For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Bay windowed living room with feature fireplace (could be used as further bedroom).
- Dining/Sitting room.
- Galley style kitchen with appliances.
- Small conservatory at rear.
- Two generously proportioned double bedrooms, one with storage.
- Freshly presented wet room.
- Gas central heating.
- Double glazing.
- Original features.
- Partially floored attic.
- Private garden to front.
- Extensive southeast facing rear garden.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

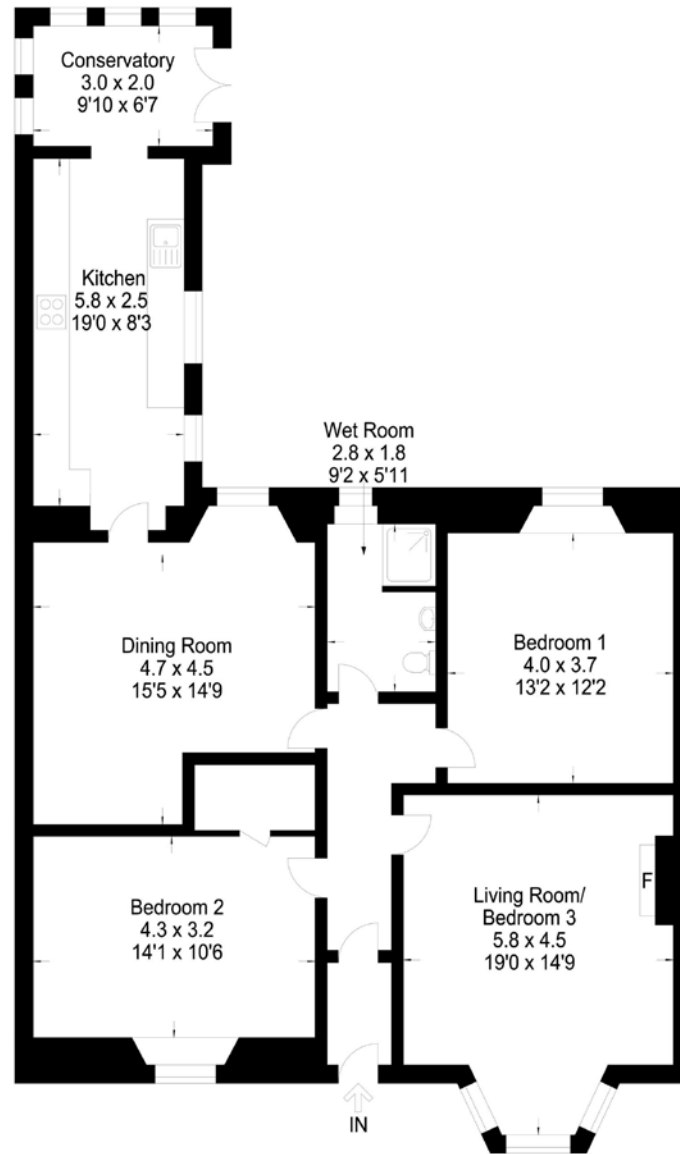
A charming Edwardian style detached cottage situated within the popular Midlothian town of Gorebridge an ideal location for a commuter. The property is in need of some minor modernisation and redecoration but offers excellent potential to any purchaser with options to extend into the attic space or perhaps to the rear subject to the usual Planning Consents.

COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 200 METRES TO GOREBRIDGE TRAIN STATION.
AIRPORT - APPROXIMATELY 18 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 200 METRES.

LOCATION

The property is situated within the small town of Gorebridge, an active and thriving community, situated in the county of Midlothian, some 10 miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving every day needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND FRIDGE/FREEZER FOR WHICH THERE WILL BE NO GUARANTEES. THE TWO GARDEN SHEDS WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2020

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.