



9 Private Road  
Gorebridge, EH23 4HG

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Sitting Room
- Family Room
- Dining Kitchen
- Four Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens
- On- Street Parking
- EPC Rating- D





An excellent opportunity has arisen to acquire this beautifully presented period detached villa boasting stunning views over the open countryside and is located within the lovely Midlothian town of Gorebridge. The property is close to a variety of day to day requirements with the train station a 3 minute walk away connecting Edinburgh Waverley within 25 minutes. The City Bypass is easily accessible providing access to the North and South as is the City Centre by way of a good public transport service. In move-in condition the property retains many fine period features and would make an ideal family home. Entrance vestibule leading to the welcoming entrance hallway, attractive and generously proportioned bay windowed sitting room with feature fireplace housing the living flame gas fire, modern dining kitchen, family room/bedroom 5 and further downstairs bedroom and separate shower room. An elegant staircase with wooden balustrade leads to the spacious upper hall providing access to three delightful double bedrooms and family bathroom. A feature of this property has to be the lovely, established and well maintained private south facing gardens to the front, side and rear of the property. Further benefits include on-street parking, gas central heating and double glazing. Included in the sale are fitted floor coverings, hob, oven, hood, tumble dryer and dishwasher. All appliances are sold as seen, with no warranty provided.

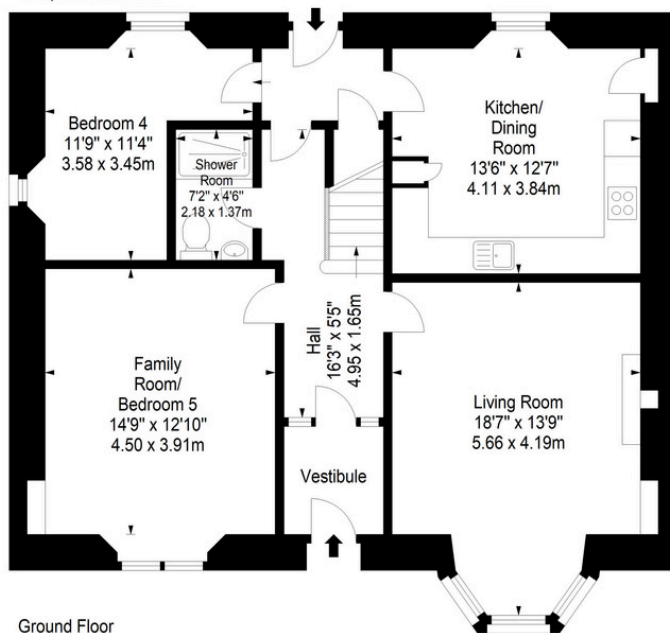




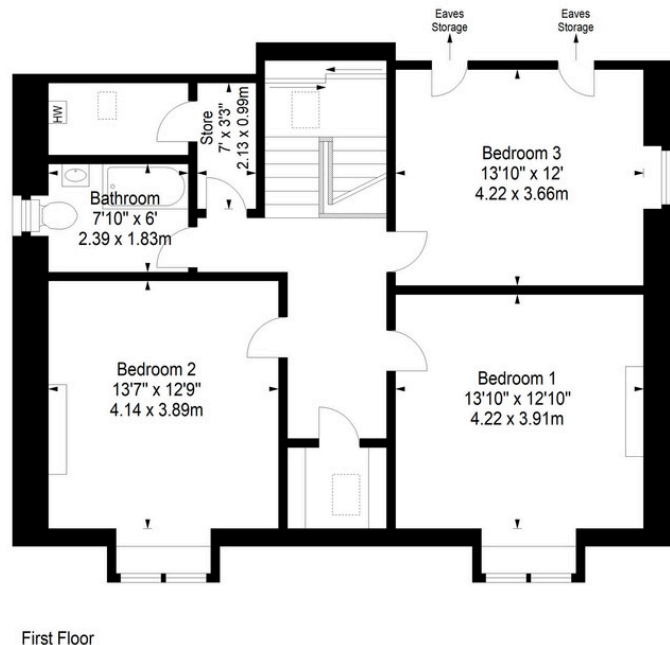
Private Road,  
Gorebridge,  
Midlothian, EH23 4HG



Approx. Gross Internal Area  
1804 Sq Ft - 167.59 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor





Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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