

10 South Quarry Boulevard, Gorebridge, EH23 4GL



Description

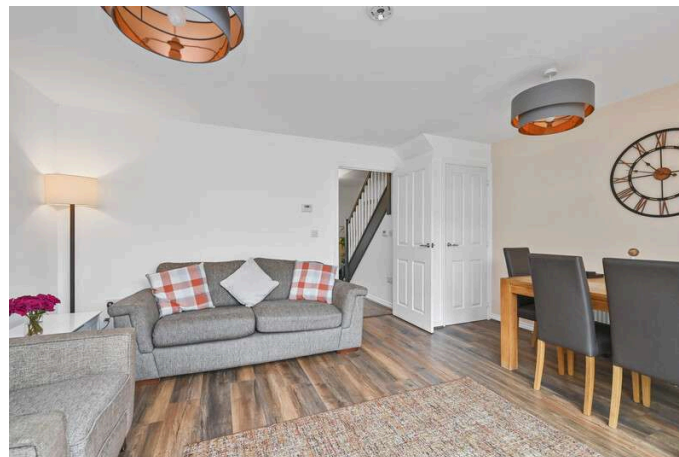
Most impressive and beautifully appointed three bed end terrace villa occupying an enviable setting within a mature modern development. Surrounded by beautiful countryside, the property is conveniently positioned close to good commuting links and bus services and great amenities. With deluxe fittings and crisp neutral decor, this perfectly proportioned home is a natural choice for a couple or family, and comes with the added attraction of an enclosed rear garden - perfect for entertaining guests.

- Hallway with cloak room/WC
- Living/dining room with French doors to rear garden
- Well appointed kitchen which comes with a full complement of appliances
- Three bedrooms, one with fitted wardrobes
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Enclosed rear garden, offering an ideal space for outside entertaining and relaxation featuring an insulated shed with electricity supply
- On street parking

Extras

The fitted floor coverings, curtains, oven, hob, cooker hood, dishwasher, fridge/freezer and garden shed are included.

EPC Rating: C



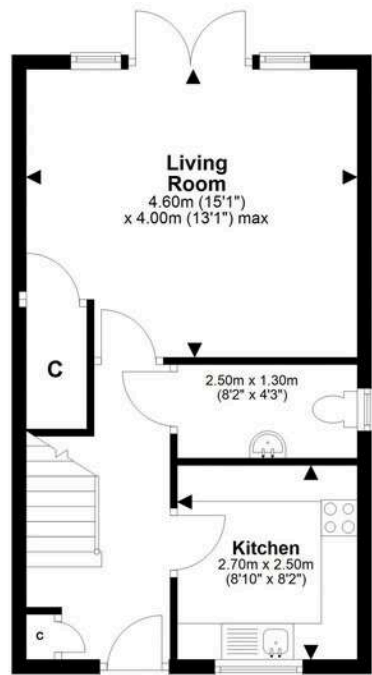
Location

South Quarry Boulevard forms part of an established modern development in the popular Midlothian town of Gorebridge which lies within easy commuting distance of Edinburgh. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. With it's own train station, it is perfect for commuting on the Border's line.

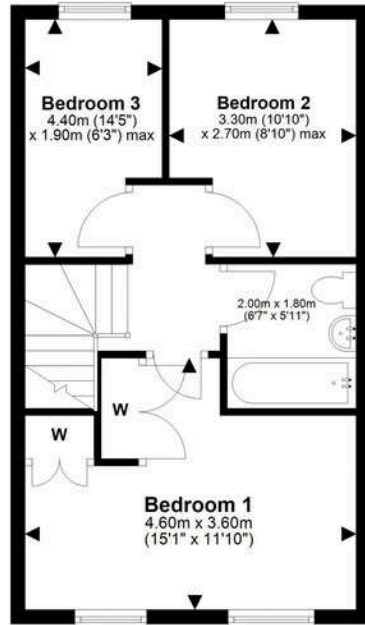
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

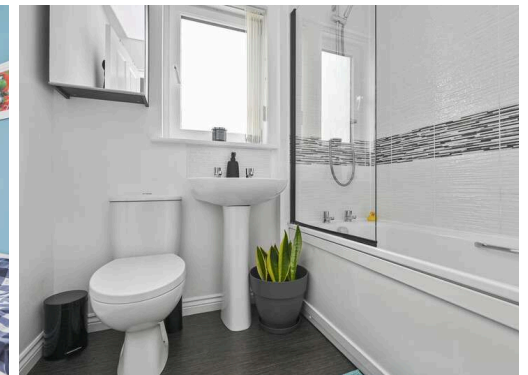




Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

