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Offers Over

£390,000

5 Private Road

Gorebridge | Midlothian | EH23 4HG

This delightful, deceptively spacious stone-built detached cottage with large, established sunny rear garden, is quietly positioned in the popular Midlothian town of Gorebridge, conveniently placed for access to local shops, reputable schooling and commuting links including the nearby train station.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  On-street parking
-  EPC Rating -D
-  Council Tax Band - E



Description

A lovely traditional family home, set over two floors and retaining many fine period features providing a wealth of character and charm throughout. It should be noted that the property has had many energy-efficient upgrades including replacement double glazed windows to the downstairs rooms, room-in-roof insulation of upper floor plus addition insulation of eaves in both sides of the property roof, providing an economical year round comfortable home. Offered to the market in move-in condition, the property comprises; entrance vestibule with staircase leading to the upper floor. There is a welcoming hallway, a delightful, elegant bay windowed sittingroom with many features including decorative cornice work, working shutters and fireplace housing the gas fire. A sizeable rear facing diningroom again with working shutters and shelved press is a lovely room with fireplace and leads to the kitchen with windows to side and rear overlooking the substantial garden. Fitted with a range of wall and base units with Range cooker, washing machine, tumble drier and dishwasher, all included in the sale. A door provides direct access to the paved patio. There is a double bedroom and single bedroom located on the ground floor, with the double room benefiting from built-in wardrobes and completing the downstairs accommodation is the bathroom with white suite and electric shower. The upper landing with Velux offers good eaves storage and leads to the two sizeable double bedrooms. Both rear facing with Velux windows with the principal bedroom benefiting further from a modern en-suite shower room. In addition, there is a gas central heating system with combi boiler and double glazing throughout.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Range cooker, tumble drier, washing machine and dishwasher.

Gardens and parking

There is a pretty front garden with pathway to the entrance and the fully enclosed rear garden, which benefits from lots of sunlight, is a fantastic space for all the family with large patio and expanse of lawn with established fruit trees and rose garden. The two garden sheds shall be included in the sale. Parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





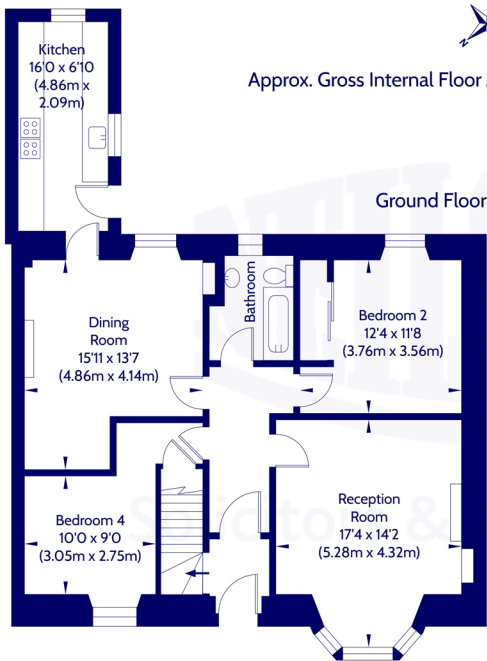
Location

Gorebridge is a popular historic town lying approximately 12 miles from Edinburgh and boasts quick and easy access to the A7, A68, Edinburgh City Bypass and Airport. The town centre benefits from local amenities and convenience stores and is a short drive from a 24 hour Tesco and Straiton retail park which provides a Sainsbury's supermarket, M&S food store and other high-street names along with an IKEA. There are highly regarded nurseries, primary and secondary schools on your doorstep with Gore Glen Woodland Park and Gore Water offering pleasant family strolls along the sprawling green spaces. Gorebridge Railway Station is around 400 metres from the property with regular services to Edinburgh (within 25 minutes) and the Borders making Gorebridge an enviable and highly sought after area.

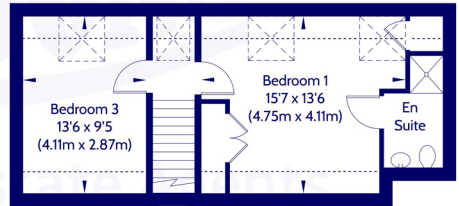




Approx. Gross Internal Floor Area 133.14 Sq M / 1433 Sq Ft.



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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