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Fixed Price

**£320,000**

## 3 Moorfoot View

Gorebridge | Midlothian | EH23 4TN

This sizeable five bedroom detached villa with private gardens and driveway forms part of a quiet cul-de-sac within an established modern development surrounded by open countryside yet conveniently placed for access to excellent amenities and transport links.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - E



## Description

This lovely family home enjoys a light and stylish interior with generously proportioned rooms and offers a great deal of flexibility, ideal for the growing families. In brief the accommodation comprises; entrance hall, good sized front-facing lounge which opens to the dining room with patio doors leading to the rear garden. The modern kitchen is fitted with ample wall and base units with built-in hob/oven/hood and integrated dishwasher and washing machine. Further access to the garden is provided. A great addition to this property is the sizeable fifth bedroom/family room, allowing buyers a great deal of versatility and offering a great space with French doors to the front. Completing the downstairs accommodation is a handy two piece WC apartment. A carpeted staircase leads to the upper landing which in turn provides access to all further bedrooms. The principal bedroom has the advantage of a modern en-suite shower room and the family bathroom comprises of a three piece modern suite with shower over bath. Further benefits include gas central heating and recently replaced double glazed windows and doors.



## Extras

All the fitted floor coverings, light fittings, blinds and shutters (to front) shall be included in the sale together with the built-in hob/oven/hood, integrated dishwasher, washing machine and the American fridge freezer. All appliances shall be sold as seen.

## Gardens and driveway

The front garden has been laid with decking with driveway to the side. The fully enclosed rear garden has been laid with artificial lawn and patio with the garden shed included in the sale.

## Factors

There is a factoring fee of approx. £18 pcm payable to Ross and Lidell for the upkeep of the communal garden grounds within the development.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

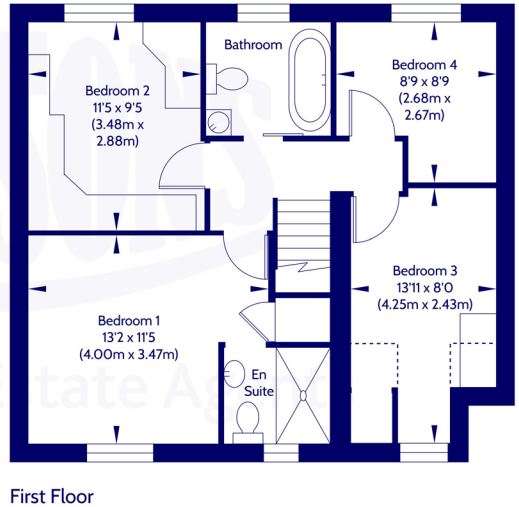
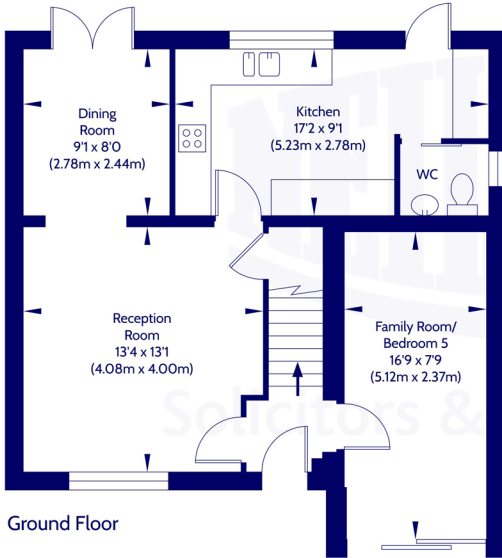
Gorebridge is a popular historic town lying approximately 12 miles from Edinburgh and boasts quick and easy access to the A7, A68, Edinburgh City Bypass and Airport. The town centre benefits from local amenities and convenience stores and is a short drive from a 24 hour Tesco and Straiton retail park 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 95.24 Sq M / 1025 Sq Ft.



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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