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Offers Over

£135,000

71 Birken side

Gorebridge | Midlothian | EH23 4JD

This spacious main door lower villa with substantial private gardens to the front and rear together with off-street parking is located within the popular town of Gorebridge, close to local amenities and transport links. The property would undoubtedly appeal to first time buyer or young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation in brief comprise; welcoming hallway with useful storage, light and airy reception/dining room, modern fitted kitchen with a range of base and wall mounted units and appliances, well proportioned principal bedroom with fitted cupboard, good size second double bedroom with French doors accessing rear garden, and contemporary shower room. Further benefits include gas centra; heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Driveway

There are well maintained sizeable private gardens to the front and rear of the property together with a driveway providing valuable off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.



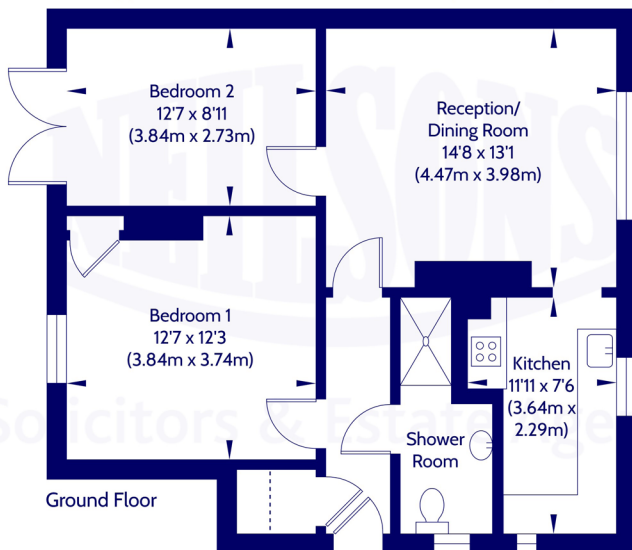


Location

Birkenside forms part of 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.



Approx. Gross Internal Floor Area 62.15 Sq M / 669 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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