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35 Vogrie Road

Gorebridge | Midlothian | EH23 4HH

Rarely available, this beautifully presented and deceptively spacious three-bedroom detached bungalow, built circa 1930, occupies a generous plot within the popular Midlothian town of Gorebridge. Combining period charm with stylish modern upgrades, this traditionally built home offers flexible accommodation arranged over one level, making it an ideal choice for families, couples, or downsizers seeking comfort and convenience in a well-connected location.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

A welcoming vestibule with a tiled floor leads into a bright and spacious hallway featuring traditional cornicing and neutral décor. The main reception room is set to the front of the home and exudes warmth and character, enhanced by a multi fuel stove burner, modern décor, and a plush fitted carpet. This inviting space provides the perfect setting for relaxation and family gatherings. The reception room flows seamlessly into the newly installed modern kitchen, forming an impressive open plan living area. The kitchen is fitted with a breakfast bar, an extensive array of contemporary wall and base units finished with Silestone worktops and a ceramic Belfast sink, creating a beautiful balance between modern style and classic charm. A range of integrated appliances provides both functionality and a sleek aesthetic. Extending to the rear of the property is a bright dining area, set within a recent extension featuring full height glazed sliding doors that open directly onto the garden, filling the space with natural light and creating a superb indoor outdoor flow, perfect for family meals or entertaining guests. The principal bedroom is a generous double with an elegant bay window, plush carpet, and a panel feature wall, as well as built in wardrobes offering excellent storage. Two further double bedrooms are quietly positioned to the rear of the property, both overlooking the beautifully landscaped garden, providing comfortable and peaceful sleeping accommodation for family or guests. The family bathroom is stylishly appointed with a crisp white three piece suite, an electric shower over the bath, and monochrome tiling that complements the home's modern aesthetic. A fully floored attic with power and lighting provides an exceptionally versatile space, ideal for a home office, hobby area, or additional extensive storage, catering to a variety of lifestyle needs.



This exceptional bungalow represents a rare opportunity to acquire a charming, character filled home that combines traditional features with modern upgrades in a sought after residential area. With its flexible accommodation, generous garden space, and prime location close to transport links, including Gorebridge train station a short walk away with direct links to Edinburgh City Centre, schools, and local amenities, it is sure to appeal to a wide range of buyers.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property enjoys attractive and well maintained garden grounds. To the front, there is a neat lawn with mature planting, while the extensive rear garden offers a mix of patio and lawned areas, dedicated seating zones, and raised growing boxes, creating an ideal environment for outdoor relaxation, entertaining, or gardening enthusiasts. The driveway, equipped with an EV charger, extends to a detached garage (with light & power), providing ample space for parking and additional storage.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and city bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options. Gorebridge continues to grow in popularity, thanks to its community feel, transport links.





Approx. Gross Internal Floor Area 89 Sq M / 954 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.



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