



Offers Over

£125,000

66 Glen View Road

Gorebridge | Midlothian | EH23 4BW

This attractive and beautifully presented main door upper villa is quietly situated within an established development, close to fantastic local amenities and commuting links. In move-in condition the property would make an excellent purchase for the first time buyer or young professionals.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Private garden
-  Allocated parking space
-  EPC rating - C
-  Council tax band – C



Description

In brief the stylish accommodation comprises; stairs leading to welcoming entrance hall, generously proportioned and bright lounge/dining room, internal hallway with two good sized storage cupboards, modern fitted breakfasting kitchen, light and airy double bedroom with useful wardrobe space and contemporary fitted bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Parking

There is a fully enclosed private garden to the side of the property together with an allocated parking space to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Gorebridge is 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 everyday 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 is only a short walk away and provides speedy journeys to Edinburgh & the Scottish Borders. Schooling is well served in the area and surrounding towns and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses with Gorebridge having its own Leisure Centre.





Approx. Gross Internal Floor Area 44 Sq M / 476 Sq Ft.

1st 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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