



33 Wilson Road, Gorebridge, Midlothian, EH23 4XQ

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Another wonderful opportunity to purchase a lovely family home presented to the market by McDougall McQueen. We are delighted to present this spacious two-bedroom semi-detached house, located in a popular residential area in the lovely Midlothian town of Gorebridge. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property is presented in good clean condition throughout having been well maintained by its owners over the years. There are good sized private garden grounds to the front, side, and rear with ample unrestricted on-street parking.

- Superb opportunity to purchase a lovely family home
- Set within a popular sought-after residential location
- Entrance hallway
- Living room with front facing window and wall mount electric fire
- Lovely, fitted breakfasting kitchen with a range of base and wall units, breakfast bar with storage, gas hob, extractor, oven, integrated washing machine, fridge freezer, handy under store cupboard with power, and side door garden access
- Upper hallway with window to the side and loft access
- Double bedroom one with twin front facing windows and built-in storage
- Double bedroom two with rear facing window and built in storage
- Lovely family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink with combined vanity unit
- Double glazing and gas central heating
- Lovely private garden grounds to the front, side, and rear with various areas for outside entertaining, relaxation, areas for planting and growing your own vegetables, garden shed and greenhouse
- Ample unrestricted on-street parking



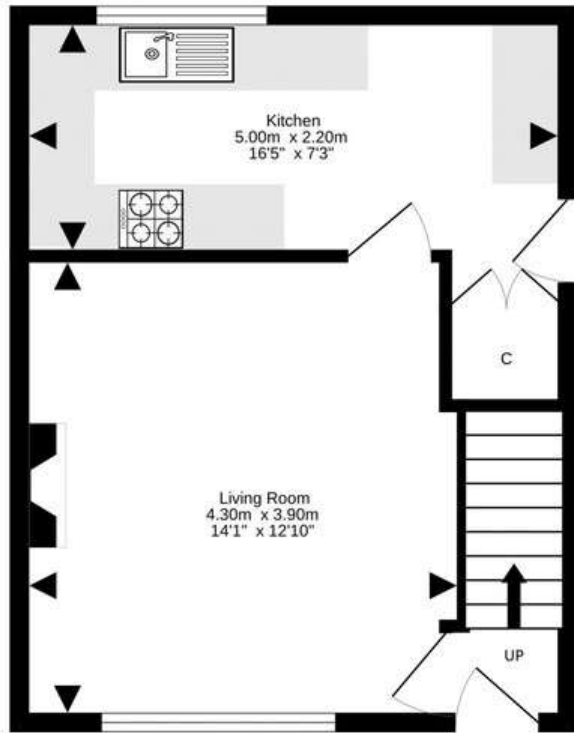
Location

Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City Bypass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the Bypass will take you out into the heart of East Lothian and beyond. In addition, the borders rail link with Gorebridge having its own station is within walking distance of the property and provides quick and easy access to Galashiels and Edinburgh city centre.

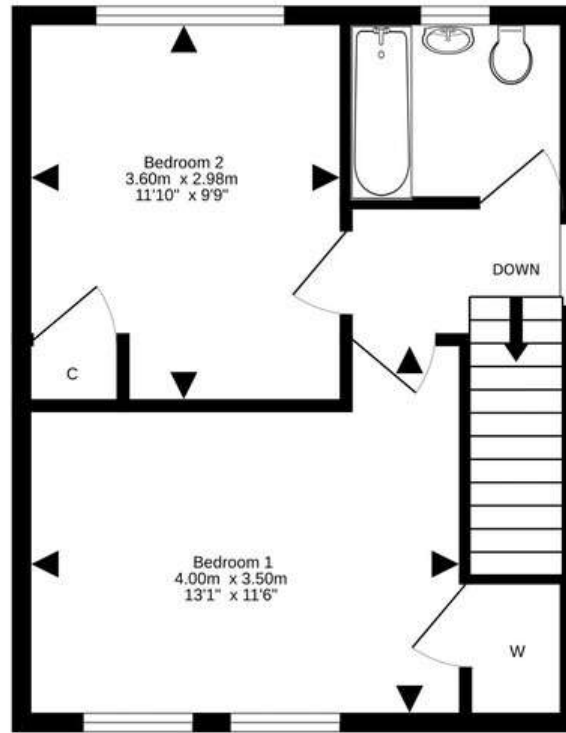
Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining free-standing white goods, garden shed and greenhouse. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items including furniture may be available by negotiation.

EPC Band - C



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

