



5 Temple Park, Temple, Gorebridge, EH23 4SG



Welcome

Rarely available, charming two bedroom semi-detached cottage over two floors offering bright and spacious accommodation. The property enjoys a tranquil rural setting, situated in the historic conservation village of Temple, boasting uninterrupted views of the picturesque countryside. The property is presented to the market in excellent condition, with well maintained mature private gardens, we would recommend an early viewing.

- Welcoming hallway with underfloor heating, useful under stairs cupboard.
- South-west facing living/dining room featuring a wood burning stove.
- Fully fitted kitchen equipped with a range of wood fronted wall and base units with slimline dishwasher and other white goods included in the sale.
- Front facing double bedroom located on the ground level with beautiful green garden outlook.
- Stylish bathroom comprising WC, wash hand basin, bath with shower over, underfloor heating and heated towel rail.
- Fabulous double bedroom located on the upper level boasting expansive rural views, two Velux style windows and ample storage in the eaves.
- Electric heating throughout enabling a fossil fuel free energy system and the option of 100% renewable energy through a chosen tariff.
- Double glazing on all windows.
- Private gardens to the front, side and rear with an open outlook, garden store sheds included.
- Unrestricted on street parking available.





Temple Village

The characterful historic village of Temple lies within a beautiful rural landscape, providing access to fantastic local woodland walks, reservoirs for fishing and wild swimming, local cross-country horse riding at Temple Farm Stables and the Moorfoot hills beyond. There are a good range of amenities in the vicinity with further facilities available at Newtongrange and Dalkeith. Vogrie Country Park, Newbattle Abbey and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. The popular village lies within easy commuting distance of Edinburgh city which can be accessed via direct rail link from Gorebridge Station to Edinburgh Waverley, or by car via the A7, linking up with the Edinburgh City Bypass and main motorway networks. Temple Village has an active community including the highly regarded pre-school nursery and play group, with the village hall hosting regular weekend film and bar nights which are well attended by local residents.

Extras


Included in the sale are: Floor coverings, light fittings and blinds where fitted. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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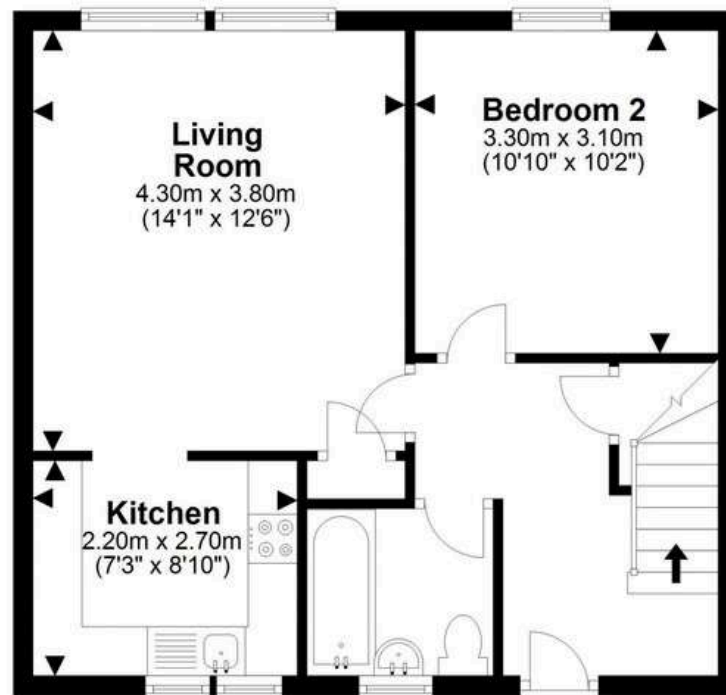
25-27 High Street, Penicuik
EH26 1JB

Bruntsfield Office:

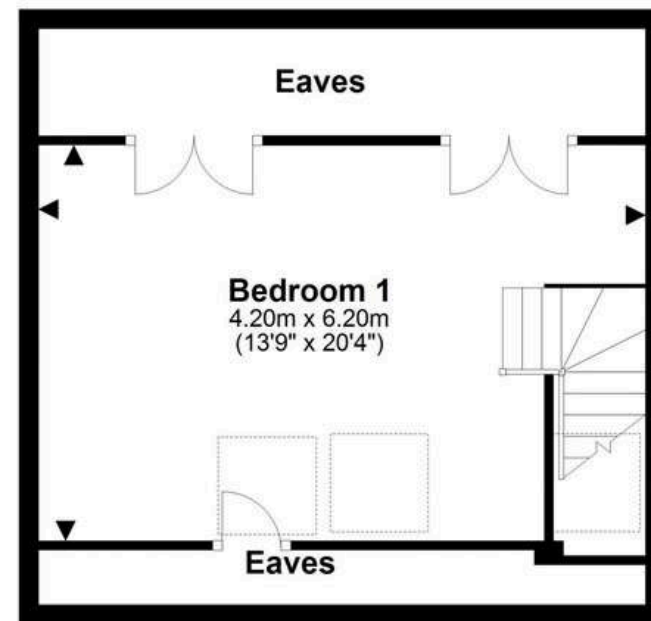
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.