







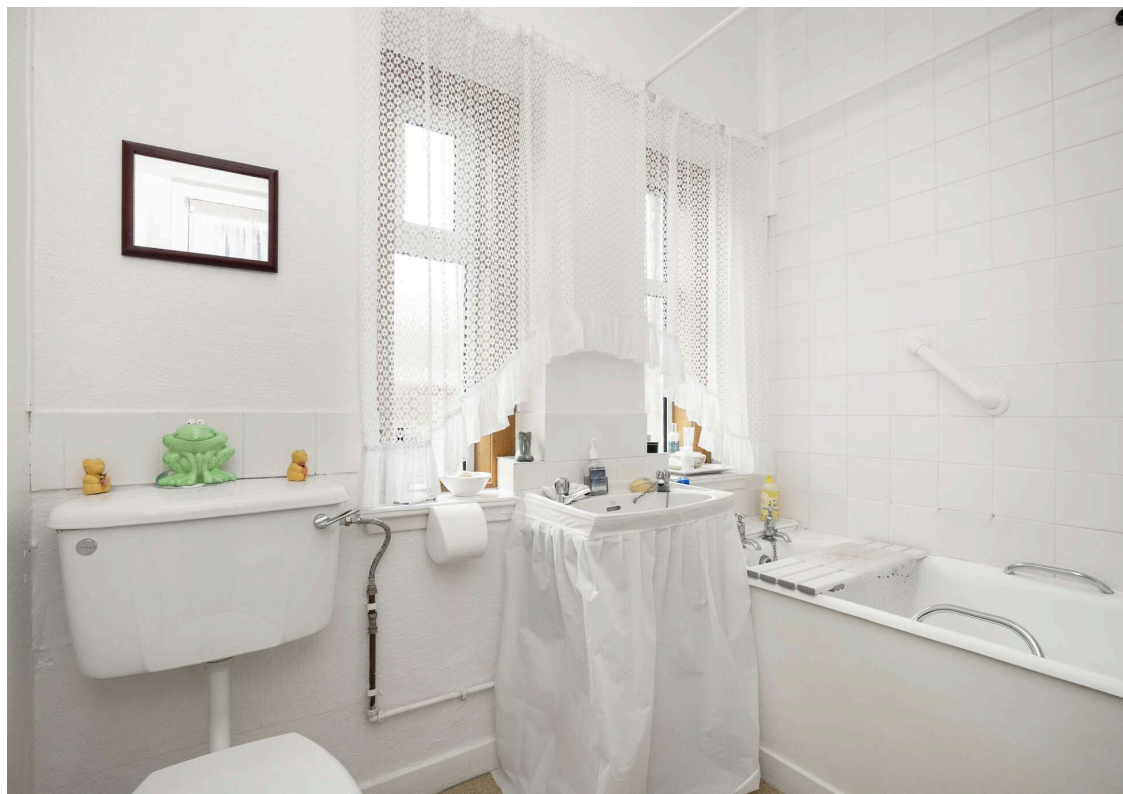
## Welcome

Welcome to Vogrie Road, a charming two bedroom traditional lower villa retaining many period features offering bright and spacious accommodation with private gardens to the front and to the rear. The property is conveniently located in the popular village of Gorebridge minutes from local shops, schools and swift transport links. This property would suit a first time buyer, small family or investment opportunity. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway.
- Front facing living room featuring a bay window.
- Breakfasting kitchen with door accessing the rear garden.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating,
- Double glazing.
- Private gardens to the front and rear.









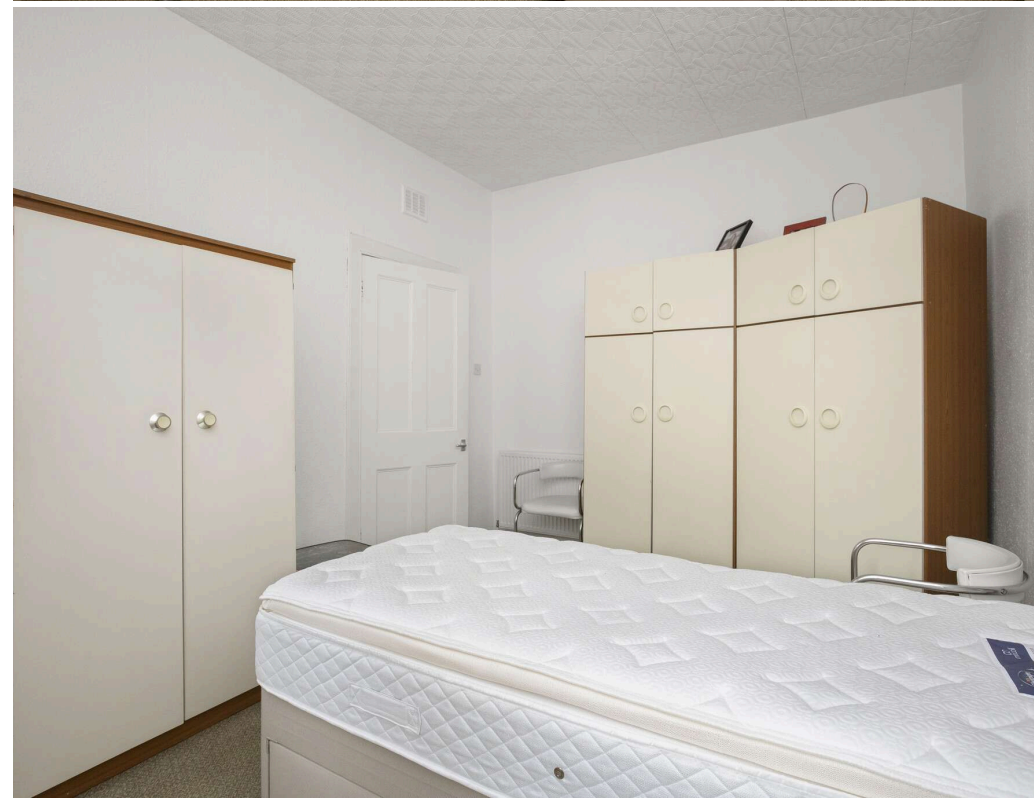


## Gorebridge

Gorebridge is located approximately eleven miles to the Southeast of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass 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 By-pass will take you out onto the heart of East Lothian and beyond. In addition, the borders rail link offers a swift commute to Edinburgh with the Gorebridge train station within walking distance of the property.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, kitchen appliances and the garden shed. No warranty applies to any appliances or any other movable items included in the sale as these items are deemed sold as seen.









# Get in touch

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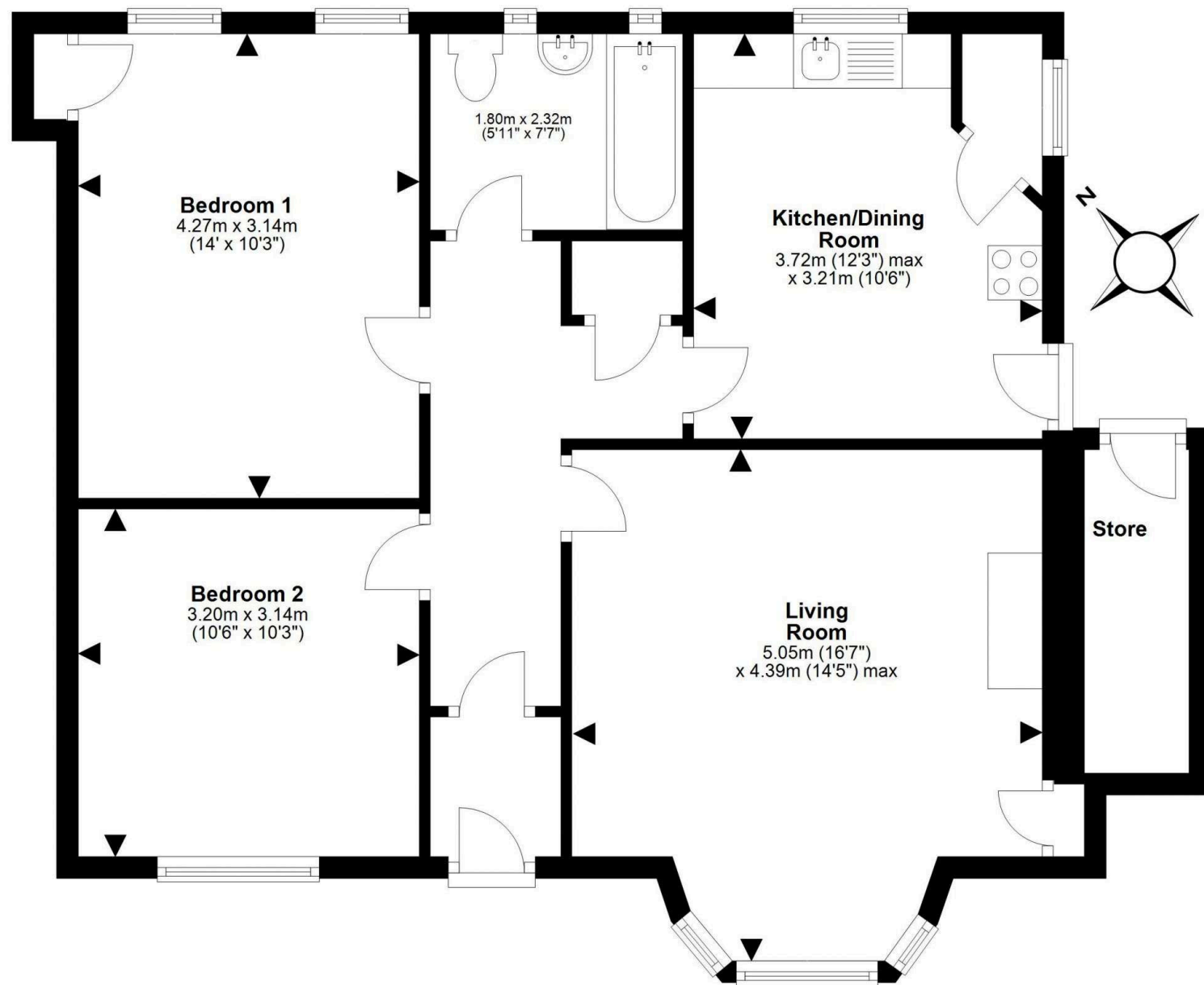
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

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.



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.