







## Welcome

Welcome to 19 Lady Brae Place, a bright and spacious two-bedroom semi-detached house located in a popular residential area in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. There are excellent garden grounds to the front, side, and rear with a gated driveway providing off-street parking. This is a fantastic opportunity for first time buyers and young families which should not be missed, and we would recommend viewing at your earliest convenience.

- Set within a cul de sac in a popular residential location
- Stunning views to the rear
- Entrance hallway
- Living and dining room with electric fire and dual aspect windows to the front and rear
- Fitted kitchen with side door access to the garden, a range of base and wall units, electric hob, oven, extractor, and remaining white goods
- Upper hallway with loft access
- Family shower room featuring electric shower, wc and sink
- Bedroom one with built-in storage
- Bedroom two with store cupboard
- Double glazing and gas central heating (new gas boiler fitted)
- Excellent private garden grounds to the front, side, and rear
- Gated driveway providing off-street parking







## Gorebridge

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 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 is open with Gorebridge station within walking distance of the property.

## Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or movable items included in the sale and these items are deemed to be sold as seen.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

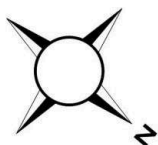
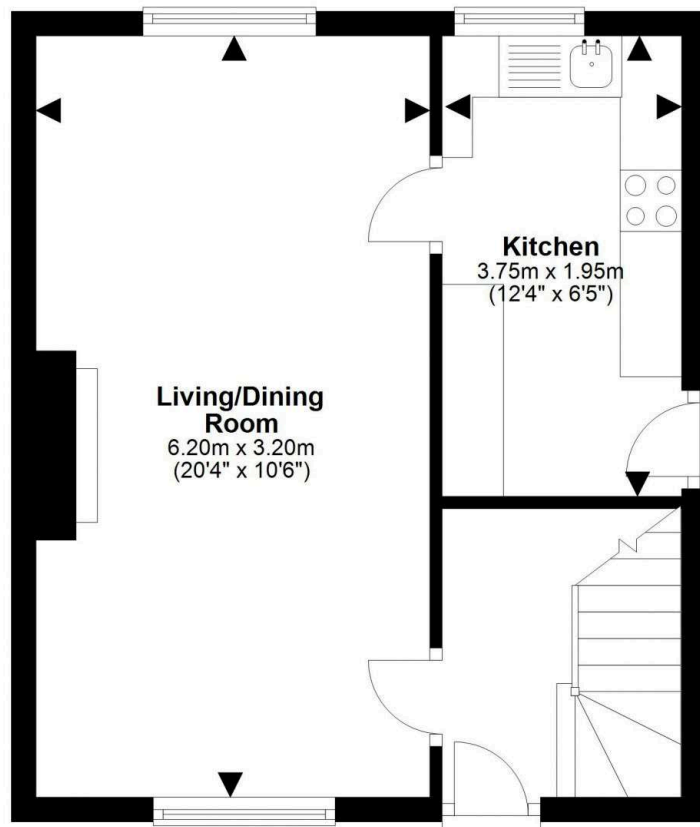
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

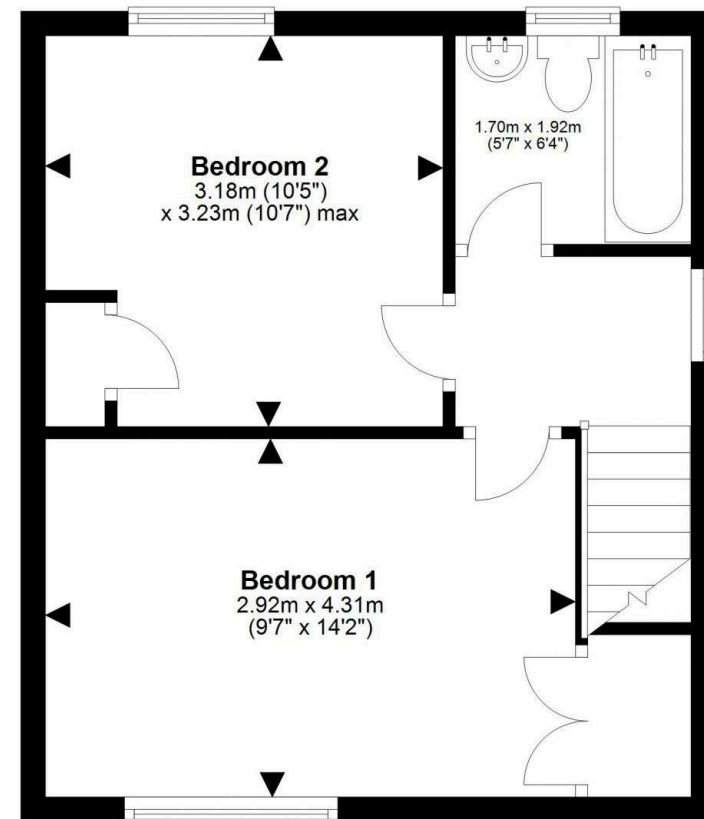


CHARTERED FIRM

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.



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.