



31 Carlowrie Place, Gorebridge, EH23 4XL



Welcome

Welcome to 31 Carlowrie Place, a superb opportunity to purchase an affordable family home, great for first-time buyers, young families, and investors. McDougall McQueen are delighted to present to the market this spacious three-bedroom ground floor flat set in the lovely Midlothian town of Gorebridge. This property provides excellent family accommodation and is presented in good order throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling that Gorebridge has on offer. The property itself will make the ideal purchase for first time buyers, professional couples, those with young families, and property investors. There are private garden grounds to the front and rear which are ideal for relaxing and outside entertaining with parking on-street Viewing is by appointment only.

- Main door entrance
- Entrance hallway
- Spacious living room with window to the front
- Fitted kitchen with rear garden access, a range of base and wall units, store cupboards, electric touch control hob, oven, and extractor
- Three double bedrooms all with built-in wardrobes and storage
- Family bathroom with three-piece white suite with shower over the bath, folding shower screen, wc, sink with vanity unit, and towel radiator
- Double glazing and gas central heating
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation





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 and Gorebridge station is only a short walk away from the property.

Extras

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

Get in touch

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Property Hub:

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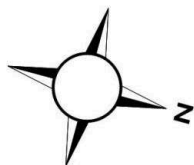
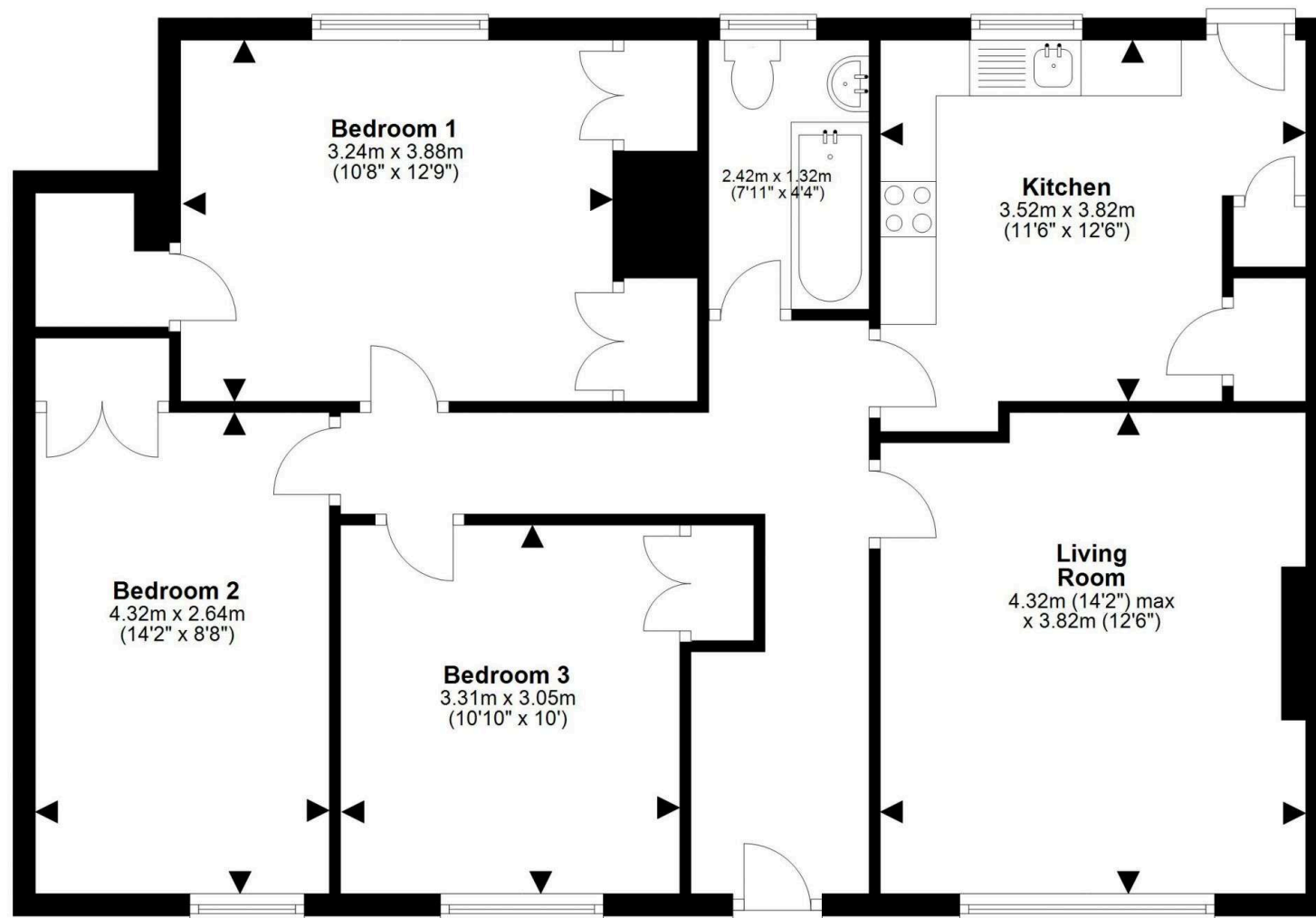
Bruntsfield Office:

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.



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