



34 South Quarry View, Gorebridge, Midlothian, EH23 4GT





## Welcome

Stunning detached family home located in Gorebridge surrounded by beautiful countryside and panoramic views offering a blend of comfort, style and modern conveniences. Five generously sized bedrooms, providing ample space for family and guests. A lounge, well appointed kitchen and a dedicated dining room for family gatherings, utility room with access to the garden. A versatile garden room that seamlessly connects indoor and outdoor living with the added benefit of a BBQ hut and hot tub perfect for hosting gatherings and unwinding after a long day. Convenient ground floor WC, family bathroom and an en suite for added privacy. State of the art alarm system ensuring peace of mind. An electric vehicle charger catering to modern eco-friendly transportation needs. Driveway.

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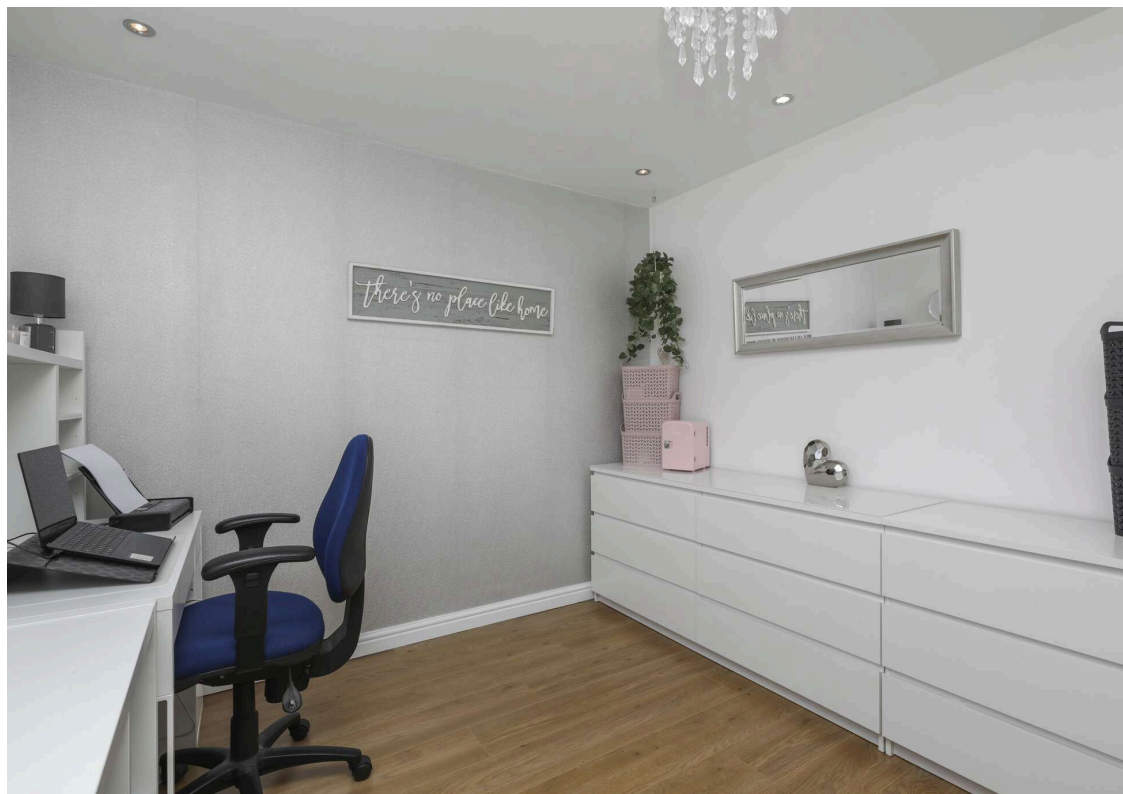




- Welcoming entrance hallway
- Lounge with windows to the front and side
- Modern fully fitted dining kitchen with a range of base and wall units, gas hob with stainless steel splashback, extractor, double oven, integrated fridge freezer, dishwasher and granite worktops.
- Dining room with under stair storage cupboard
- Fantastic spacious garden room with French door access to the rear garden
- Utility room with integrated washing machine, sink and rear garden access
- Bedroom 5/converted garage which has many uses, French doors to the front garden and door to storage area with access to rear garden
- Ground floor WC
- Upper hallway with loft access ideal for storage
- Cupboard with water tank, and further over stair storage cupboard
- Main bedroom with front facing windows and triple wardrobe
- En-suite shower room
- Bedroom two with front facing window and built-in wardrobes
- Bedroom three with rear facing window and free standing wardrobe
- Bedroom four with rear facing window
- Family bathroom with three-piece white suite, window to the rear
- Double glazing, gas central heating, alarm and EV car charger
- Private garden grounds to the front with a large shrub area
- Rear garden with rockery area, patio areas, 15 seater BBQ Hut and hot tub, two garden sheds, one at either side of the property
- Driveway providing off-street parking











## Gorebridge

Gorebridge is located approximately eleven miles to the Southeast 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

All floor coverings, light fittings, blinds where fitted, all integrated appliances, BBQ hut and hot tub. 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 may be available by negotiation.









# Get in touch

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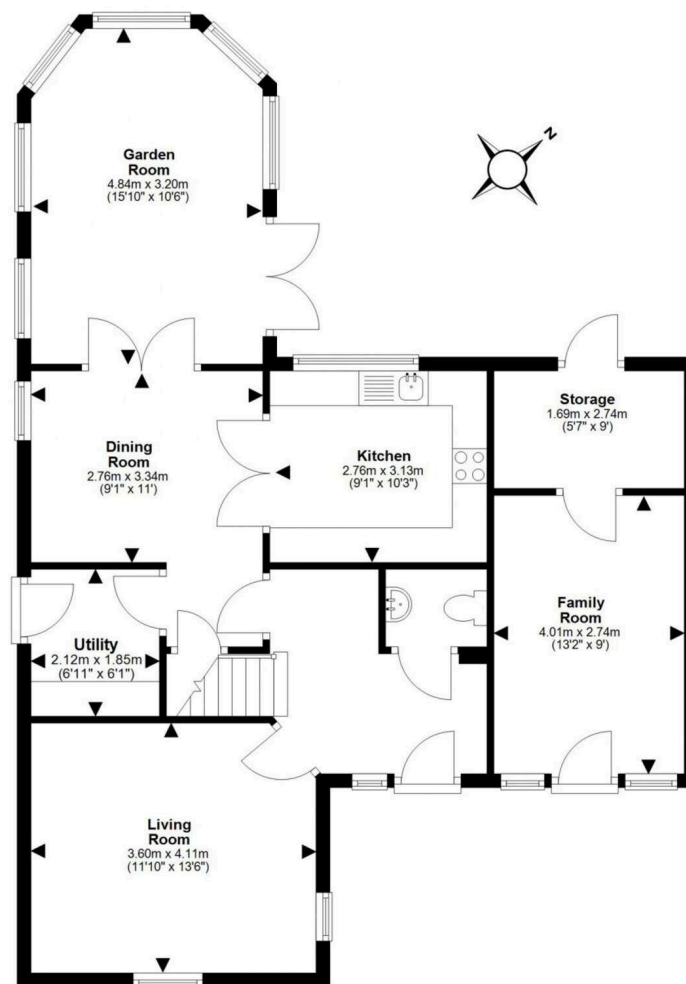
Bruntsfield Office:

103-105 Bruntsfield Place,  
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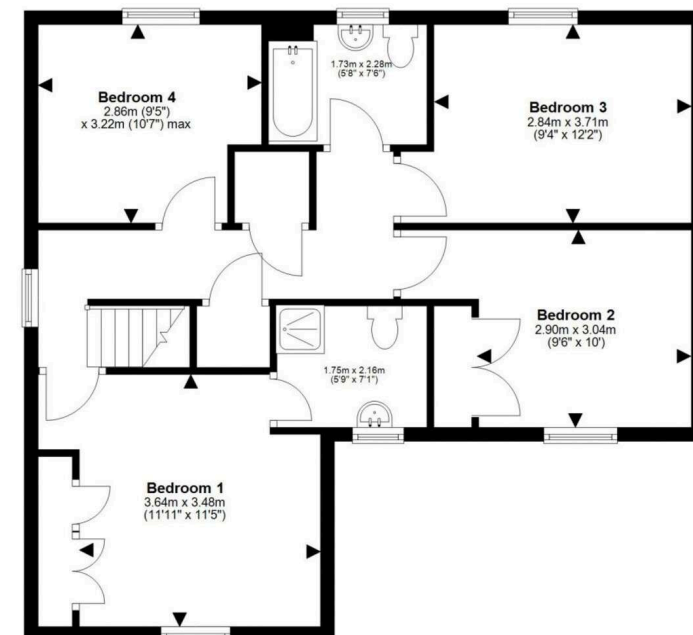


CHARTERED FIRM

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

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.