







## Welcome

Welcome to 2 Pentland Avenue, a main door three-bedroom upper villa, located in a quiet location in a popular residential area in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all local amenities, including train stations in Gorebridge and Newtongrange, all local shopping, and schooling the area has to offer. Presented in excellent condition throughout, this three-bedroom upper villa provides the ideal opportunity to get on the property ladder for first time buyers, young families, or property investors. This property benefits from recent double glazing, new gas central heating system, and private garden grounds with a driveway providing off-street parking. Viewing is by appointment, and this superb opportunity should not be missed, we would therefore recommend viewing at your earliest convenience.

- Own main door entrance
- Upper landing with window to the side
- Hallway with loft ladder access (mostly floored with light)
- Living room with large front facing window
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven and dishwasher
- Family bathroom with three-piece white suite, p-shape shower bath, shower screen, wc, sink, and towel radiator
- Bedroom one, rear facing window and store cupboard
- Bedroom two, front facing window, and built-in storage
- Bedroom three, front facing window, to include wardrobes
- Recent new double glazing and gas central heating system
- New flooring in the hallway, living room and Bedroom 2
- Private garden grounds to the front, side, and rear
- Gated driveway with parking for two cars







## 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, wardrobes in bedroom three, and all integrated appliances. 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

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

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

 0131 240 3818

Property Hub:

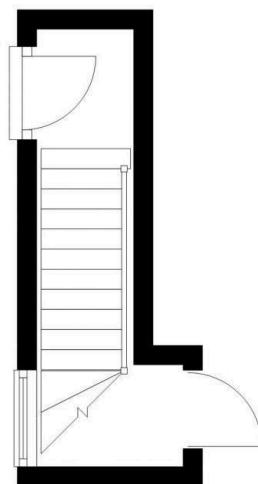
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

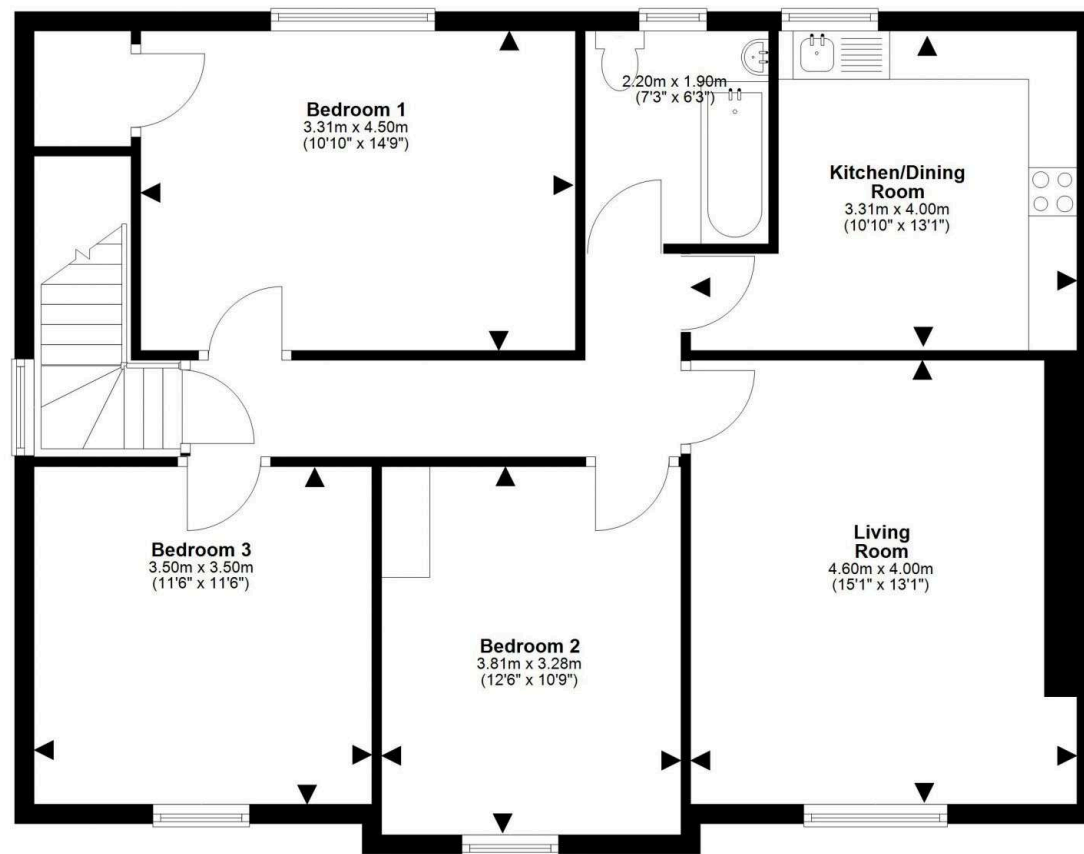
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.