







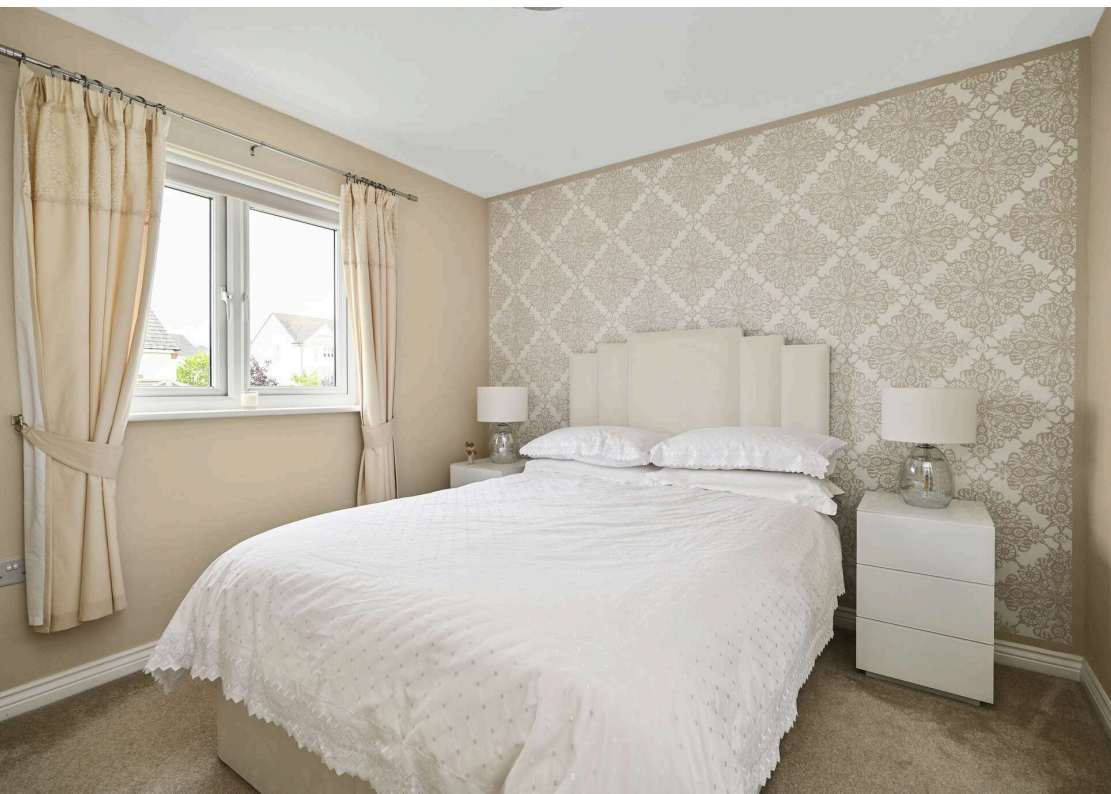
## Welcome

Welcome to 4 South Quarry Avenue, a gorgeous, upgraded property providing modern spacious accommodation. McDougall McQueen are delighted to present to the market this bright and spacious, modern four-bedroom, detached house, positioned in a prime location in a modern residential estate in the lovely Midlothian town of Gorebridge. This stunning property is fitted with a host of quality fixtures, fittings, and floor coverings providing superb family living space, presented in excellent condition throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property itself will make an ideal purchase for professional couples who love to entertain and those with growing families. This property is sure to attract a lot of interest with its modern convenient location and we would recommend viewing at your earliest convenience.

- Welcoming entrance hallway
- Spacious living room with rear facing window
- Dining room with front facing window and under stair storage
- Modern fully fitted kitchen with a range of white gloss handleless base and wall units, quartz worktops and upstands, induction hob, splashback, extractor, oven, and a host of integrated appliances including fridge freezer, dishwasher, and washing machine
- Ground floor WC
- Upper hallway with loft access and airing cupboard
- Main bedroom with front facing window and fitted double wardrobes
- Lovely en-suite shower room, walk-in shower with overhead raindrop shower and attachment, wc, sink, and heated towel radiator
- Bedroom two with rear facing window and built-in double mirrored wardrobes
- Bedroom three with rear facing window and Bedroom four with front facing window
- Lovely family bathroom
- Double glazing and gas central heating
- Private beautifully landscaped garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking for two cars
- Integral garage with both light and power
- Quality upgraded fixtures, fittings, and floor coverings throughout, including porcelain floor tiles, newly upgraded kitchen, ground floor wc, and ensuite, sofit lighting, and landscaped gardens











## 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

Included in the sale are floor coverings, light fittings, blinds where fitted, 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

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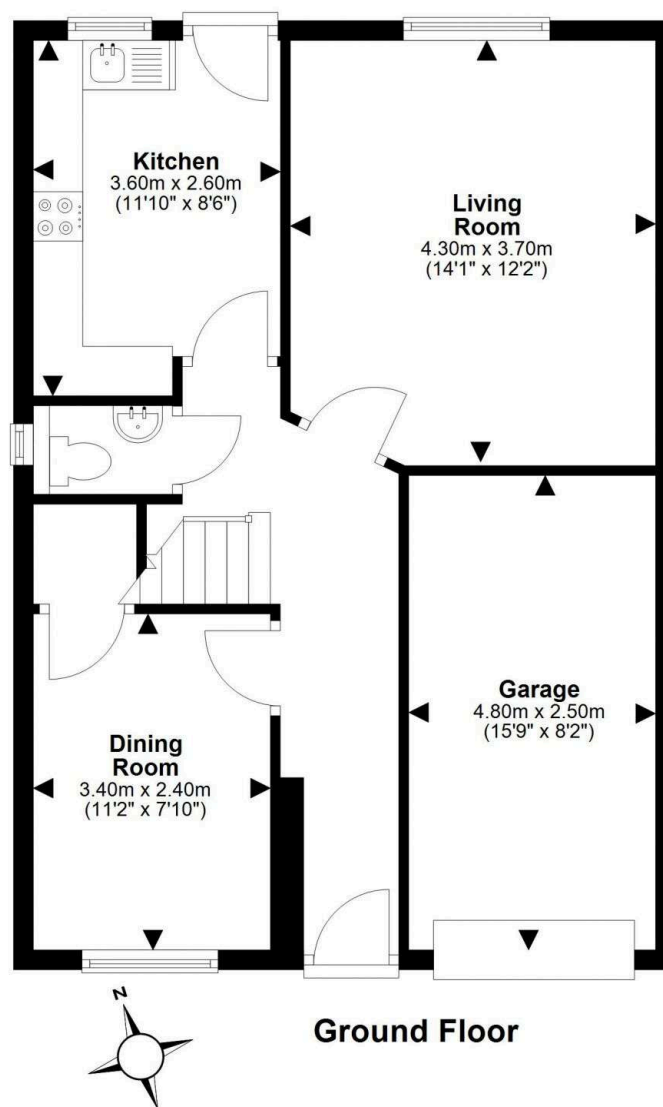
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

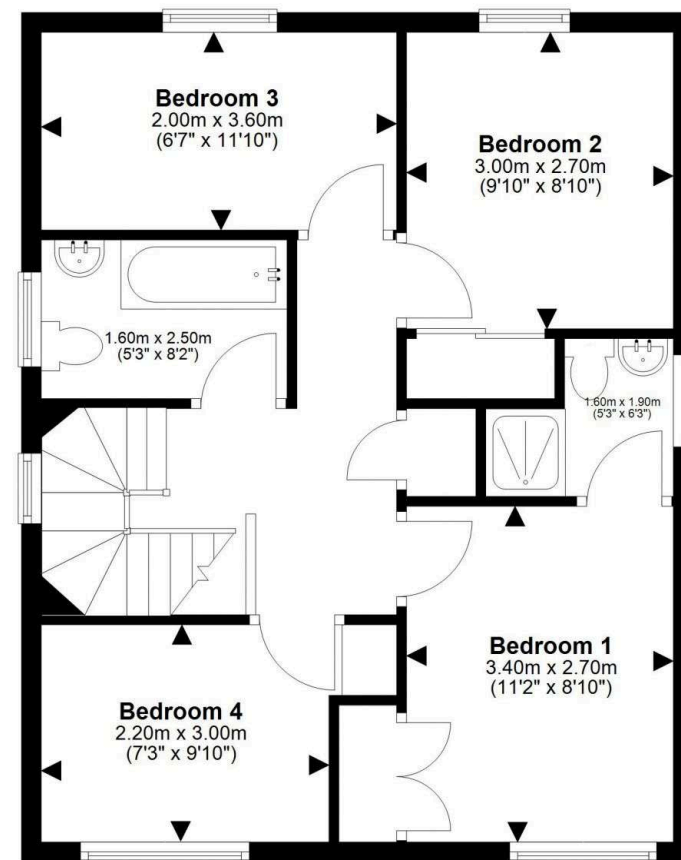


**CHARTERED FIRM**

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 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.