





Welcome

Welcome to 1 South Quarry View, a gorgeous property providing modern spacious accommodation over two levels. McDougall McQueen are delighted to present to the market this bright and spacious, modern four-bedroom, detached house with double integral garage, 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 and fittings providing superb family living and entertaining space, presented in excellent condition throughout. 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. 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 with under stair storage
- Ground floor WC/cloaks
- Spacious living room with large bay window to the front
- Dining room with side facing window
- Stunning, spacious garden room with light, power, and heating
- Modern fitted kitchen with a range of base and wall units, gas hob, stainless steel splashback, extractor, double oven, dishwasher, and fridge freezer
- Utility room with garage and garden access
- Upper hallway with loft access, cupboard storing the water tank, and front facing window
- Principle bedroom with front facing bay window and fitted wardrobes
- Lovely en-suite shower room
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with front facing window and built-in wardrobes
- Bedroom four with rear facing window and built-in wardrobes
- Lovely family bathroom, three-piece white suite with shower over the bath
- Double glazing and gas central heating with Hive controller
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking for two cars
- Integral double garage with both light and power
- Electric car charger and security alarm system







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, Gorebridge train station is only a short walk away, providing direct access to Edinburgh and the Borders.

Extras

Included in the sale are floor coverings, light fittings excluding lamp shades, blinds where fitted, all integrated appliances, and remaining white goods. 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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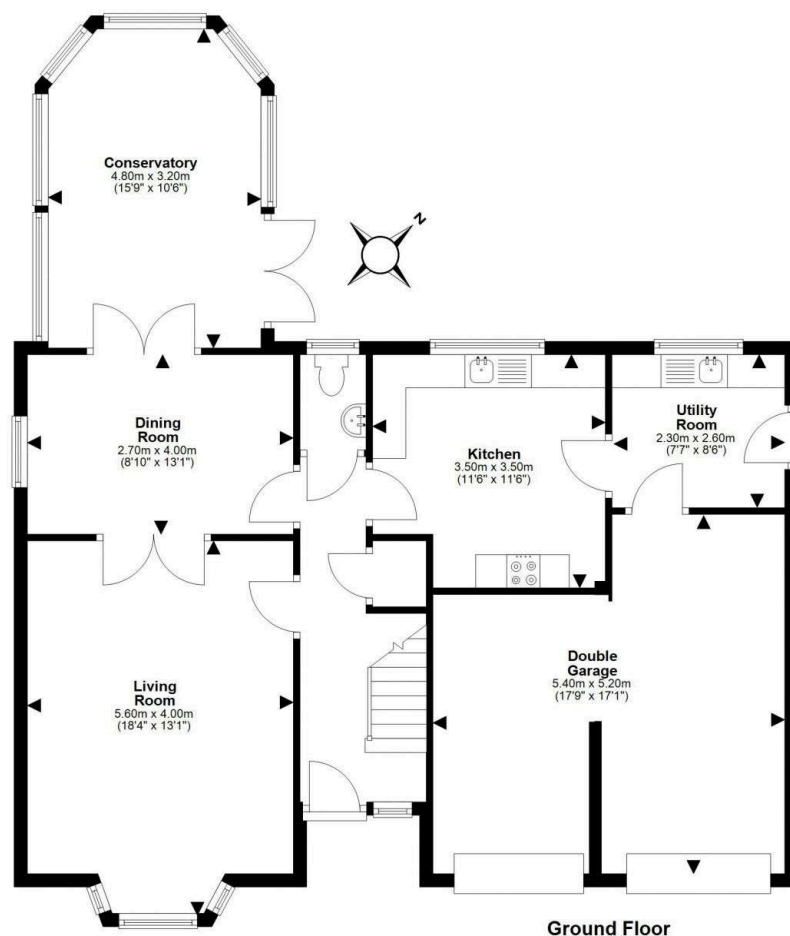
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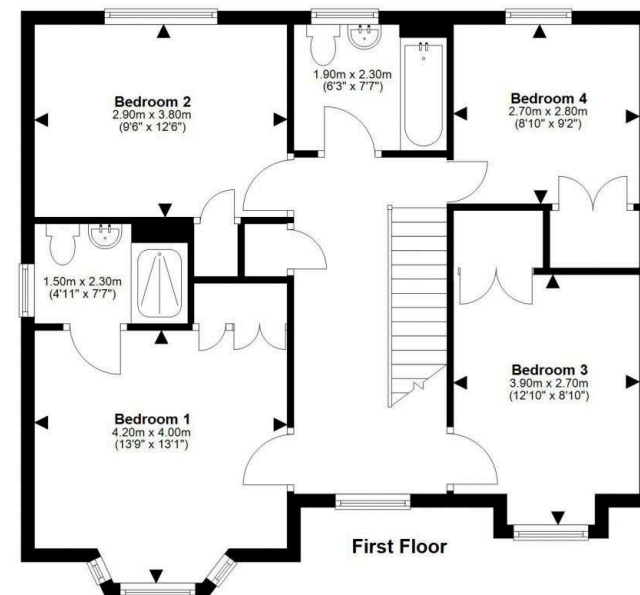


CHARTERED FIRM

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 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.