



9 Castle Place, Gorebridge, Midlothian, EH23 4TJ





## Welcome

Welcome to 9 Castle Place, Gorebridge, we are delighted present to the market this wonderfully spacious and rarely available two-bedroom main door ground floor villa in the lovely Midlothian town of Gorebridge. Set in a sought-after modern residential estate this property is ideally placed to take advantage of all the transport links, including a local train station, shopping, schooling, and all Gorebridge has on offer. The flat itself will make an ideal home for first time buyers, single or professional couples, or those looking to downsize with ground floor living. Presented in excellent condition, the property has been well maintained and improved throughout, providing buyers with turnkey accommodation. There are good sized garden grounds to the front and rear and a driveway provides off street parking. This type of property is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance porch
- Spacious living room with front facing window, electric fire, and fire surround
- Modern fitted kitchen with window to the rear, a range of handleless base and wall units, gas hob, extractor, oven, and a range of integrated appliances
- Inner hall with built-in storage
- Lovely shower room, full width shower unit with drying area, wc, sink, heated towel radiator, and wall mount vanity storage units
- Main bedroom with window to the front
- Bedroom two with French doors to the rear garden
- Double glazing and gas central heating
- External store cupboard
- Private garden grounds to the front and rear, ideal for relaxation
- Driveway for off street parking







## 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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.



# Get in touch

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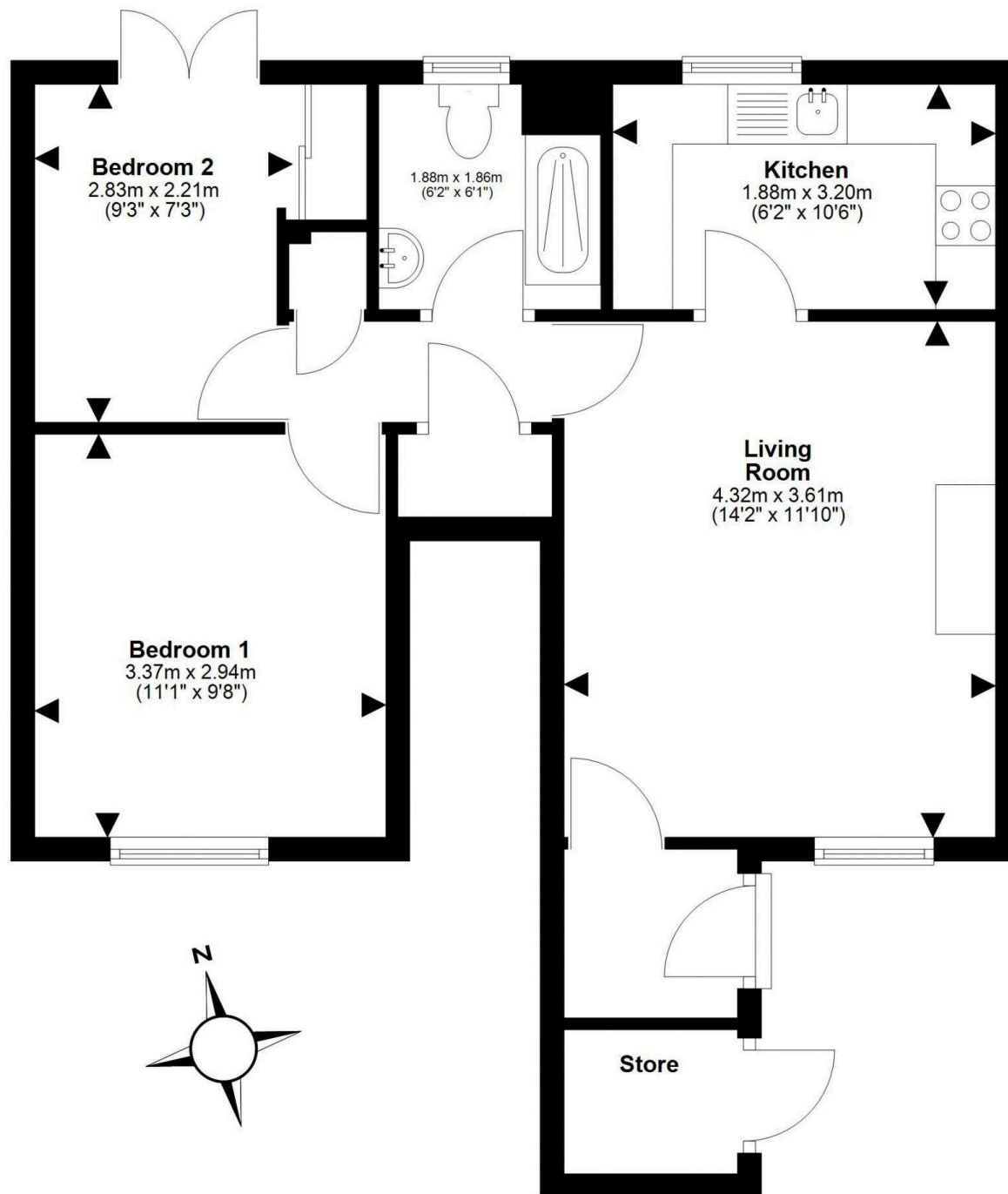
Bruntsfield Office:

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.



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.