



Ashlea Cottage Mossend, Gorebridge, Midlothian, EH23 4NL



Welcome

Welcome to Ashlea Cottage, Mossend, Gorebridge-a rare opportunity to acquire an outstanding, extensively modernised semi-detached cottage situated on the desirable fringes of Gorebridge. This exceptional property, offered to the market by McDougall McQueen, boasts superbly extended accommodation with four public rooms, four bedrooms, and three bathrooms-all conveniently arranged on ground floor level. Located within walking distance of local amenities, including Gorebridge train station, this immaculately presented home has been thoughtfully improved and meticulously maintained by its current owners. Energy-efficient features such as solar panels, a Biomass boiler with central heating, and full double glazing further enhance the property's appeal. Enjoy private garden grounds to the front, side, and rear-perfect for outdoor entertaining. The large driveway offers secure off-street parking for multiple vehicles and leads to an attached garage and workshop, both benefiting from power and lighting. This outstanding family residence, combining flexible and modern living in a highly sought-after area, is certain to attract significant interest. Early viewing is strongly recommended to avoid disappointment.

- Desirable location on the fringes on Gorebridge
- Rarely listed property with accommodation all on ground floor level
- Spacious and flexible accommodation presented in turnkey condition throughout
- Entrance vestibule with tiled floor
- Reception hallway with loft access (Ramsey ladder access, loft part floored with light
- Bedroom three with front facing window and picture rail
- Bedroom four with window to the side and picture rail







- Wonderful four-piece family bathroom featuring a double ended bath with bath jets, mid mount taps and shower attachment, double shower base with electric shower, wc, and sink
- Spacious and bright living room with front facing window, feature fireplace and multi fuel stove
- Study/office with vaulted ceiling and Velux window, bespoke internal stained-glass window with storage below
- Dining room with rear facing French doors with side panels, and fitted roof windows
- Stunning fitted dining kitchen with a vast range of storage and larder units with quality quartz stardust worktops, inset sink, Quooker instant hot tap, and an exceptional range of integrated and free-standing appliances
- Utility room, fully fitted, providing garden access
- Garden/sitting room with French doors fitted with side panels providing garden access
- Inner/rear hallway with walk-in store cupboard and loft access (Fakro loft ladder access, part floored with light)
- Principal bedroom with walk-in dressing room and storage
- Luxurious en suite bath and shower room, featuring a double ended bath with mid mount taps, shower cubicle with drying area, overhead raindrop shower and attachment, his and hers double sinks and vanity unit, wall storage, and wc with vanity unit
- Guest bedroom with twin windows
- En-suite shower room with large corner shower cubicle, wc, and sink
- Private garden grounds to the front, side and rear providing a several areas for outside entertaining and relaxation
- Double glazing, solar roof panels, Biomass boiler and heating system
- Driveway providing off street parking for around four cars
- Several outbuildings including an attached garage, workshop, Biomass boiler room, sheds, and log store





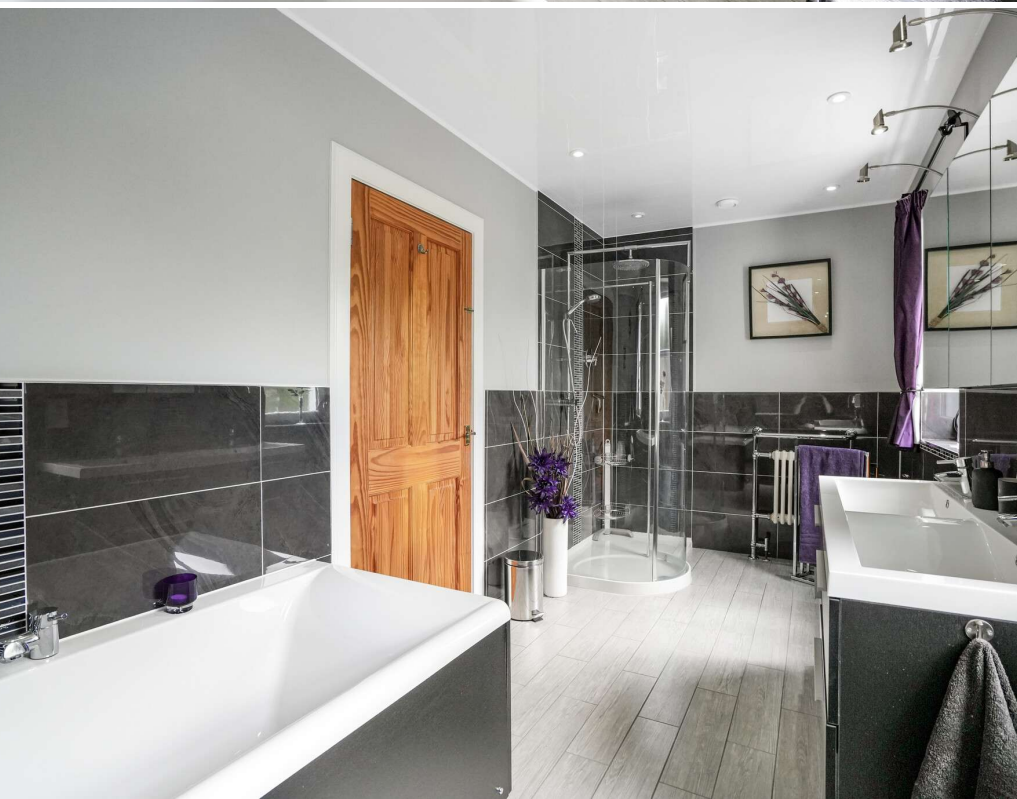


Gorebridge

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

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items including white goods and items of furniture may be available by negotiation.





Get in touch

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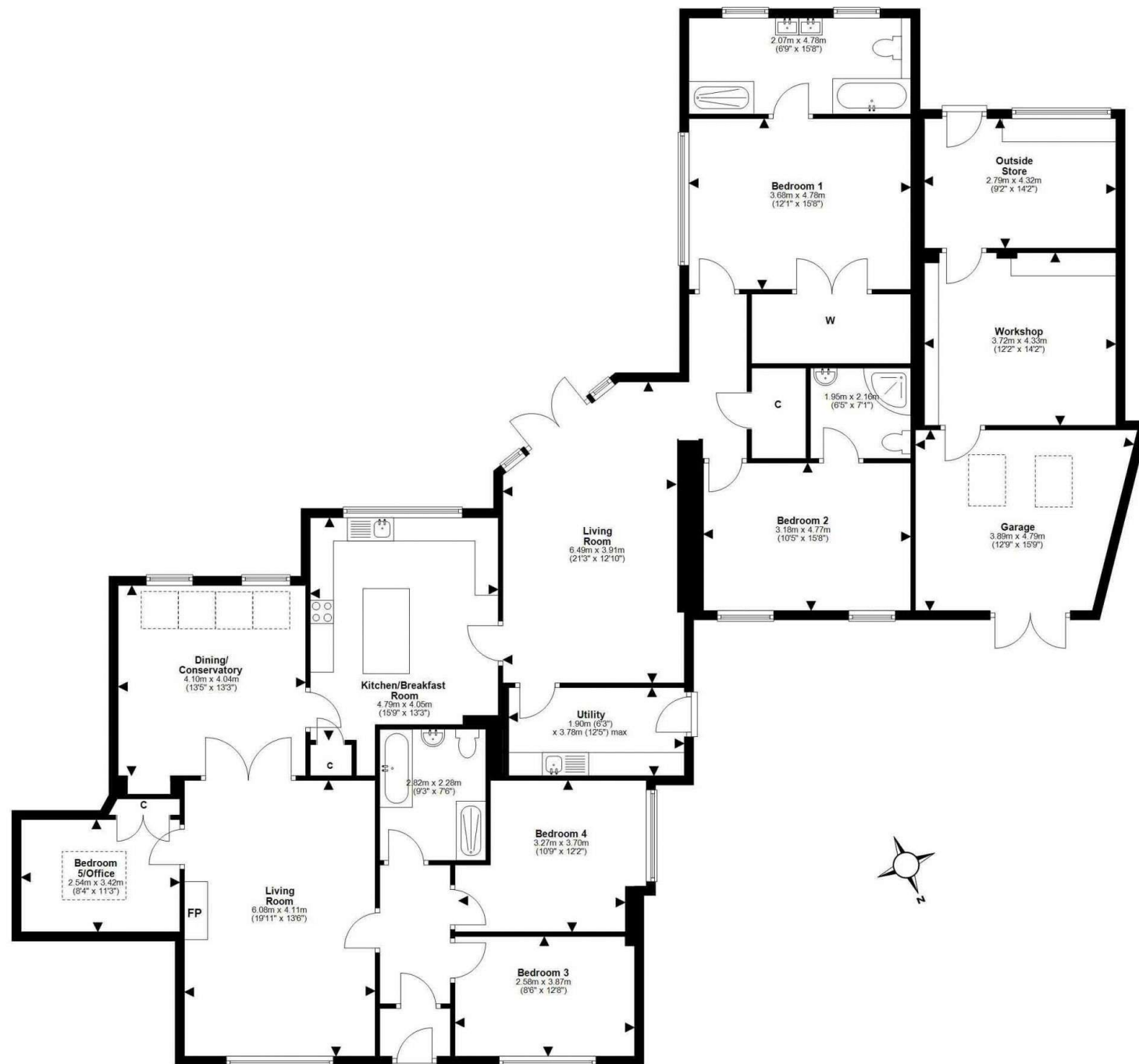
Bruntsfield Office:

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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.



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.