



18 South Quarry Boulevard, Gorebridge, Midlothian, EH23 4GL



Welcome

Welcome to 18 South Quarry Boulevard, Gorebridge, McDougall McQueen are delighted to present to the market this bright, spacious, and modern two-bedroom semi-detached house set in the lovely Midlothian town of Gorebridge. This lovely property provides deceptively spacious accommodation over two levels and is presented in walk-in 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 first-time buyers and professional couples alike. There are private garden grounds to the front and rear which are ideal for outside entertaining, and the property comes with an allocated parking space. This lovely home is sure to attract a lot of interest given the quality of accommodation and its convenient location, we would therefore recommend viewing at your earliest convenience.

- Hallway with under stair store
- WC/Cloak room
- Modern fitted kitchen with a range of base and wall units, gas hob, double oven, stainless steel splashback, extractor, integrated dishwasher, integrated washing machine, and integrated fridge freezer
- Living and dining room with French doors to the rear garden
- Upper hallway with loft access
- Main bedroom with window to the rear and full width fitted wardrobes
- Double bedroom two with window to the front
- Family bathroom with modern three-piece white suite, shower over the bath and shower screen
- Double glazing and gas central heating
- Private garden grounds to the front and rear with garden shed, gated side access, the ideal for outside entertaining and relaxation
- Allocated and ample visitor 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, the borders rail link is open with Gorebridge station within walking distance of the property.

Extras

All floor coverings, light fittings, blinds where fitted, double oven, hob, extractor, integrated appliances, and the garden shed. 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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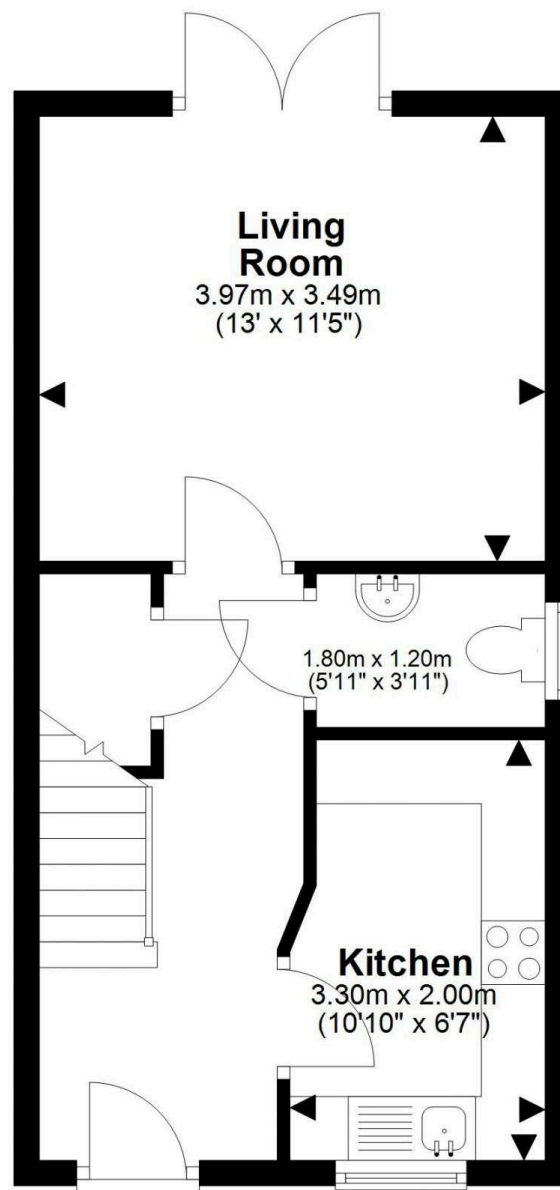
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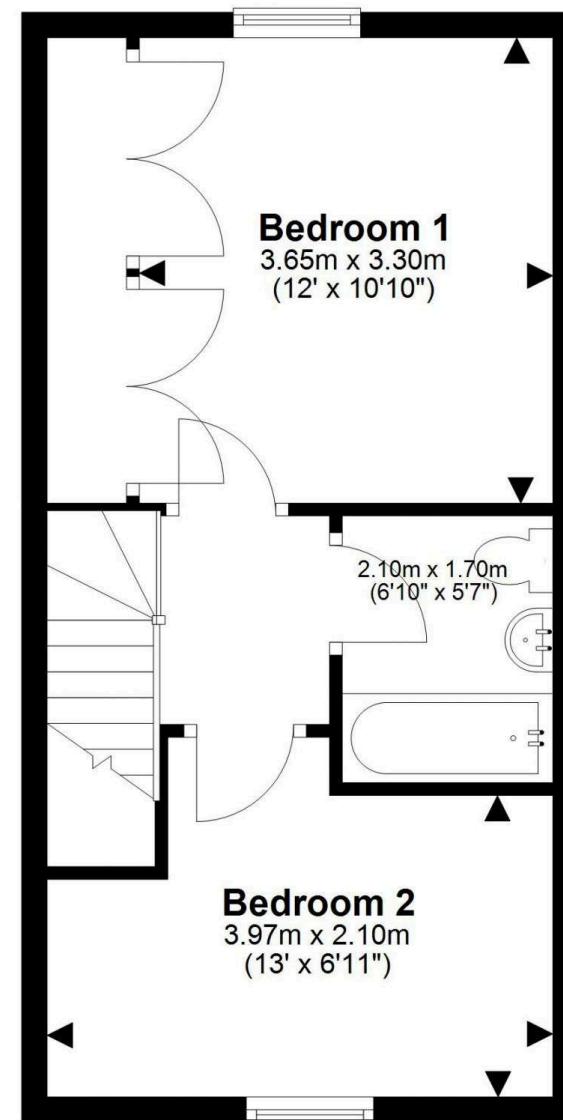


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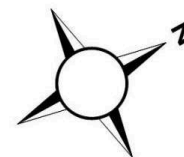
Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted 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.