



# 14 Glen View Crescent

Gorebridge, EH23 4BT



VMH ESTATE AGENTS





## Superb 3 bedroom detached house with delightful private garden, garage & driveway

- Lovely bright sitting/dining room
- Fitted kitchen
- Conservatory leading to the garden
- Principal bedroom with en-suite
- 2 further double bedrooms
- Family bathroom
- Delightful enclosed rear garden
- Garage & driveway
- Gas central heating & double glazing
- Ring security system & electronic door locks



**Offers Over: £280,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Located in the village of Gorebridge, this rarely available 3 bedroom detached house forms part of a modern development within easy commuting distance to Edinburgh. The village itself offers a variety of local amenities. The property benefits from a garage and driveway to the front and a lovely enclosed private garden to the rear. The interior is bright and generously proportioned throughout and offers ideal family accommodation on one level. There are modern fixtures including a Ring security system and electronic door locks, and the accommodation is on good order throughout.

## Extras

All fitted floor coverings, light fittings, blinds, hob, oven, extractor hood, microwave, fridge/freezer, dishwasher and washing machine are included in the sale price.

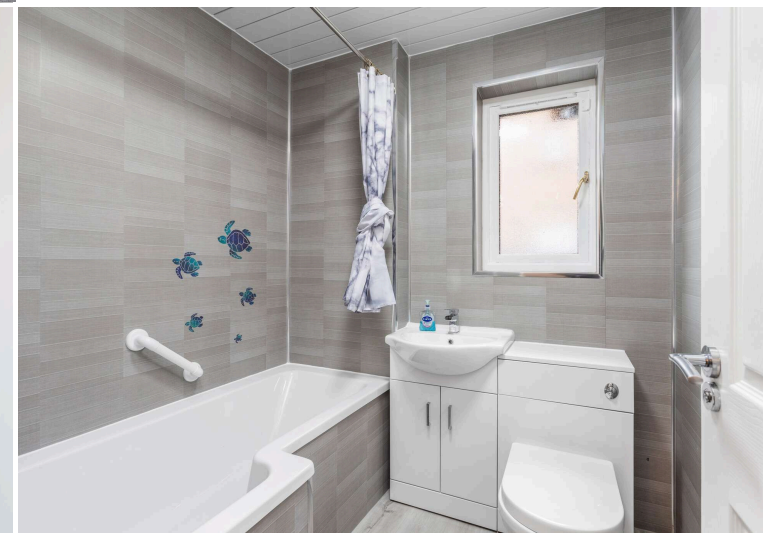






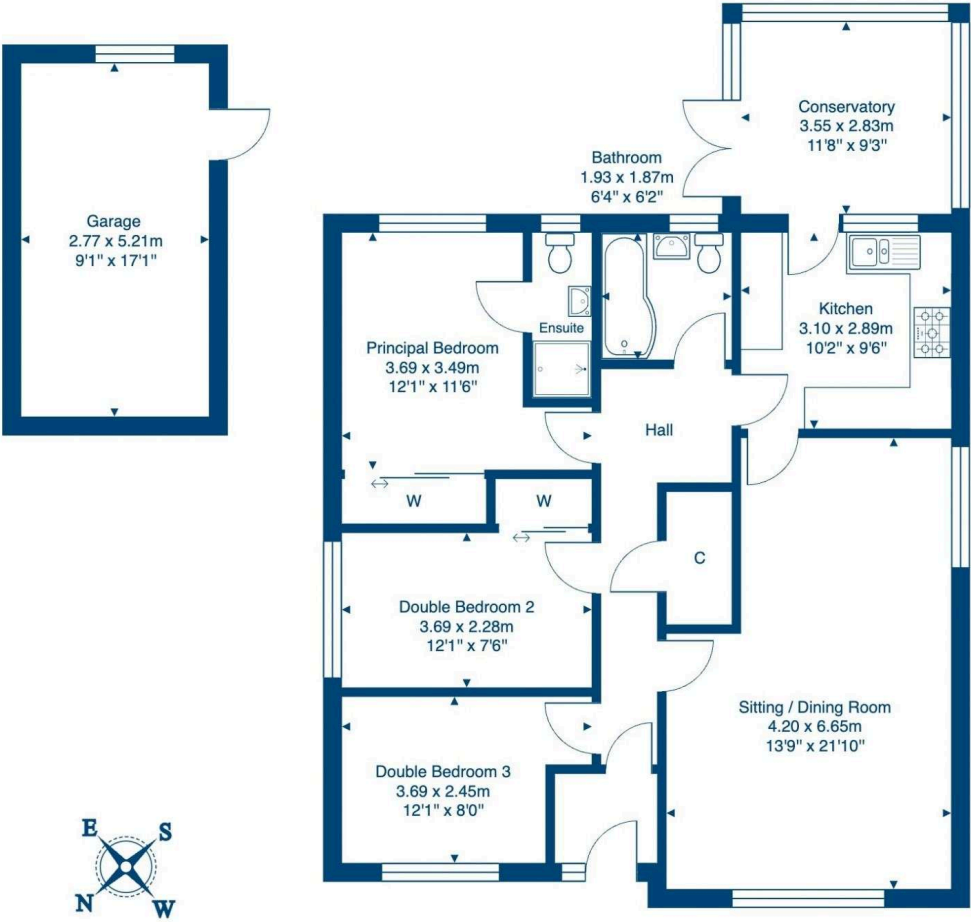
## Location

Gorebridge is a quiet picturesque village approximately 7 miles from Edinburgh's city centre. There is a wide range of local shops, a leisure centre, library and pharmacy all within the area. Popular with commuters, the village offers a range of local amenities along the main street, including a supermarket store, a variety of leisure and recreational facilities and five primary schools; the highly-regarded Newbattle High School is the catchment secondary school. A 24 hour Tesco supermarket is about 3 miles drive away, and a wider range of shopping facilities are available at nearby Dalkeith, which offers all the range of amenities expected of a large town. Fort Kinnaird and Straiton Retail Park are a short drive away and offer a wide range of retail outlets. There is local train station that is on the Borders Railway line.



# Floor Plan

14 Glen View Crescent, Gorebridge, EH23 4BT



Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.



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**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.