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119 Barleyknowe Crescent

Gorebridge EH23 4HE

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Barleyknowe Crescent

Nestled in the popular village of Gorebridge, this inviting mid-terrace villa combines comfortable family living with practical convenience. The property features a gravelled front garden and a sunny south-facing rear garden, ideal for the summer time. Set in a 'colony' style setting with a central green, residents benefit from a close-knit, friendly environment and easy access to local amenities, Auld Gala Park, and a short stroll to Gorebridge Primary School.

An inviting hallway leads to a versatile, dual-aspect lounge/diner—perfect for family time and entertaining. Lying at the end of the hall is a galley style kitchen with a half-glazed back door opening directly to the south-facing garden. Upstairs are two generous double bedrooms, both offering excellent built-in storage and share a pristine three-piece bathroom featuring a shower bath and curved glass screen.



Property Summary

- Mid terraced villa in quiet 'colony' style setting
- Dual-aspect lounge/diner
- Well-appointed kitchen
- Two excellent double bedrooms with built-in storage
- Attractive three-piece bathroom
- Gas central heating & double glazing
- Partially floored attic
- Private enclosed south-facing garden
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £ 160,000





Lovely
mid-terrace
family villa with
south-facing
garden





The property enjoys a private south-facing garden with paved patio and area with artificial grass for ease maintenance.

Unrestricted on-street parking on Barleyknowe Crescent

Extras: all fitted floor covering, blinds, electric hob and electric oven, to be included in the sale.

This family home is within convenient proximity to local shops, parks, and schools. Has a bright, well-planned layout that maximizes space and light and would appeal to first-time buyers, couples, or small families seeking a comfortable, low-maintenance home.

Let us help you find your next
dream property!



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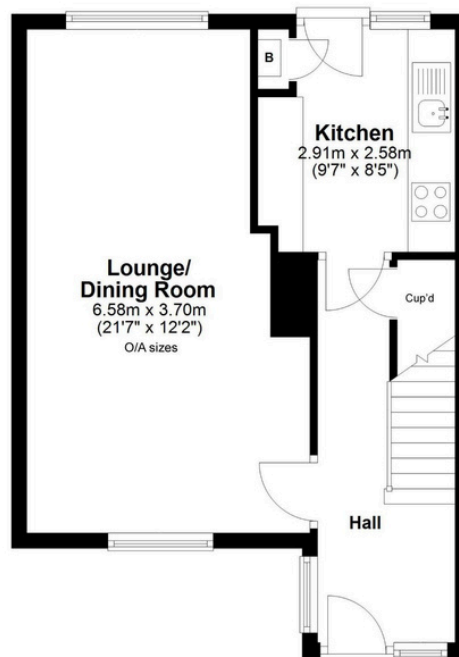
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx. 76.2 sq.metres (820.7 sq. feet)



Ground Floor
Approx. 39.4 sq. metres (424.2 sq. feet)



First Floor
Approx. 36.8 sq. metres (396.5 sq. feet)



Location



Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route. The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Surrounded by rolling countryside, lovely local walks can be found, along with Vogrie country park and Dalkeith country park. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently. With its own train station, it is perfect for commuting, on the Borders line. The Edinburgh city by-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading north, the by-pass will take you to the heart of East Lothian and beyond.