



18 Lady Brae
GOREBRIDGE | EH23 4HT


warners
solicitors & estate agents





18 Lady Brae

GOREBRIDGE | EH23 4HT

Extremely well presented five bedroom cottage with a landscaped south facing garden and gated driveway, located in the sought after Midlothian town of Gorebridge 13 miles to the South of Edinburgh. This property would make an ideal family home and is presented in move in condition. The property comprises an impressive open plan kitchen living area with an attractive bay window and fireplace with gas burner. The stylish & modern fitted kitchen currently comprises an island, washer, dishwasher, gas hob, oven and fan and fridge/freezer. Also downstairs there is a garden room with patio doors to the rear garden, two well proportioned bedrooms and a bathroom with bath, separate waterfall shower and a heated towel rail.

Upstairs there are three further bedrooms with the master bedroom benefiting from an ensuite shower room and also with a heated towel rail. The property also boasts a large gated driveway and well kept front and rear gardens made up of lawn, raised beds and a plum tree. Early viewing is highly recommended to avoid missing out.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





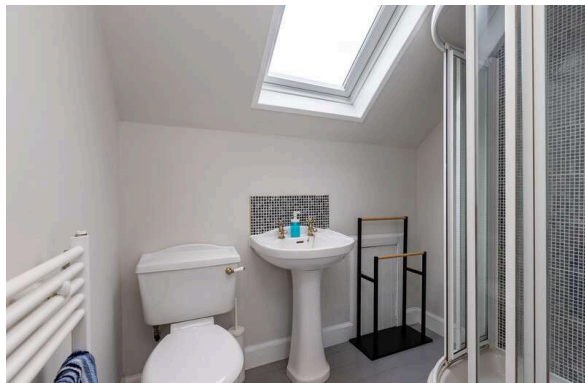
- Stunning 4/5 bedroom home
- Stylish modern kitchen with open plan living area
- Working gas burner fireplace
- Two Bathrooms
- Garden room with patio doors
- Landscaped private front & rear gardens
- Large gated driveway
- Attic and Eaves storage
- 5 minute walk to the train station
- Optional 5th bedroom or study space

All light fixtures, the cooker, fridge/freezer, washing machine and dishwasher as well as all blinds, including the living room shutters and external anti-heat blinds and blackout blinds upstairs will be included in the sale.

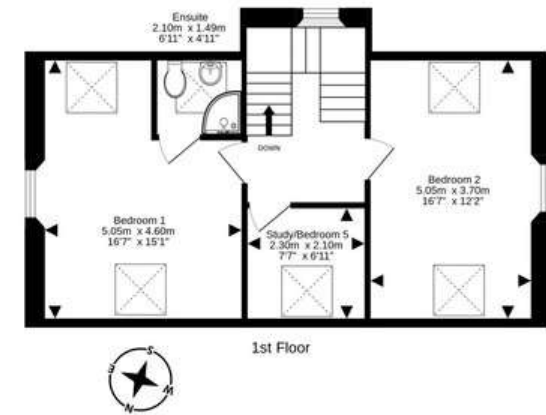
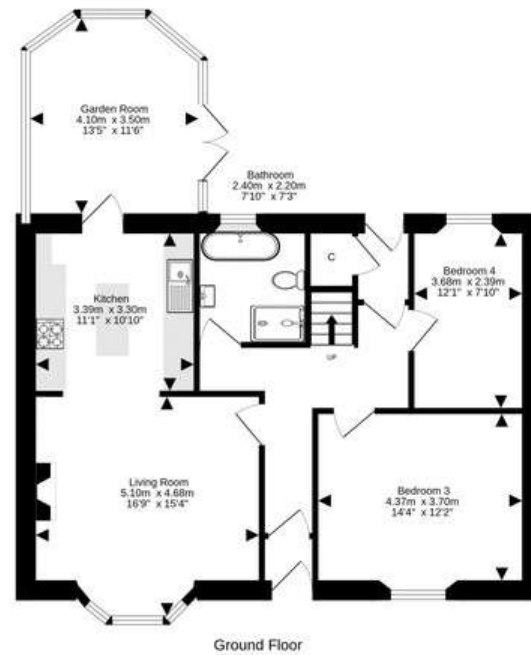
EPC Rating D



The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Meroops ©2024

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc