



1 South Quarry Boulevard
GOREBRIDGE | MIDLOTHIAN | EH23 4GL


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solicitors & estate agents



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Superbly presented mid terraced villa occupying a prime spot on this sought after development, boasting an open outlook to front and a sunny rear garden.

This is a most impressive family home, providing light and spacious accommodation beautifully finished off with attractive modern fittings. The living room directly accesses the south-facing rear garden via the French doors and the bay windowed kitchen/dining/family room has a great outlook across to landscaped amenity ground.

- Entrance hallway
- Living room with French doors
- Large kitchen/dining/family room
- Master bedroom with built-in wardrobe and en-suite
- Two further bedrooms
- Family bathroom
- Downstairs WC facility
- Gas central heating
- Double glazing
- Loft storage space
- Private gardens front and rear
- Lock-up garage/monobloc drive-in
- Residents' parking bays on street

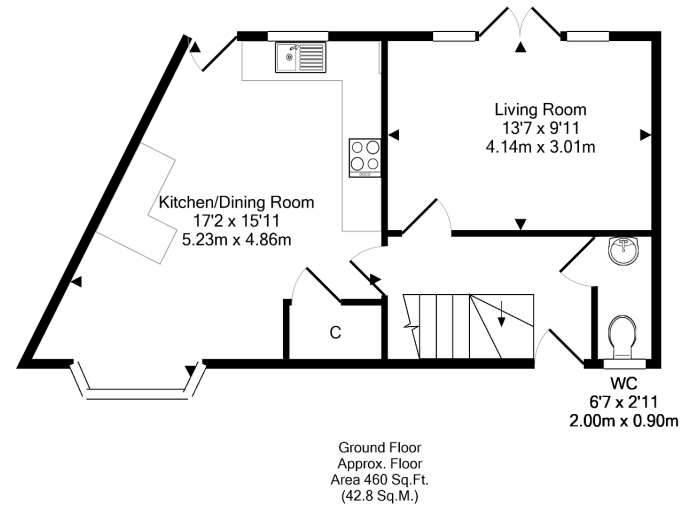
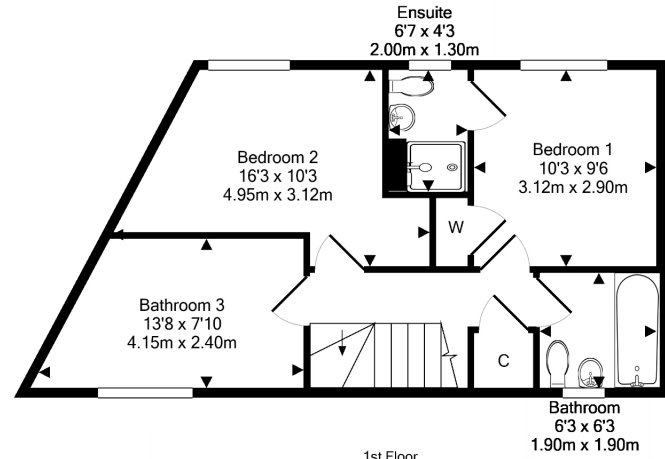
Extras: Cooker, fridge freezer, washing machine, dishwasher, all fitted floorcoverings, light fittings, all blinds and curtain poles. EPC Rating C

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



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. 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,





Total Approx. Floor Area 910 Sq.Ft. (84.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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