

campbell  
smith

36 Vogrie Road,  
Gorebridge,  
EH23 4HL



- Delightful detached cottage offering great potential
- Lovely gardens
- Sitting room
- Breakfasting kitchen
- 2 double bedrooms
- Shower room
- GCH/DG
- Large basement
- Driveway & garage

Offers Over : £275,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk













Vogrie Road,  
Gorebridge,  
Midlothian, EH23 4HL



Approx. Gross Internal Area

836 Sq Ft - 77.66 Sq M

Basement

Approx. Gross Internal Area

633 Sq Ft - 58.79 Sq M

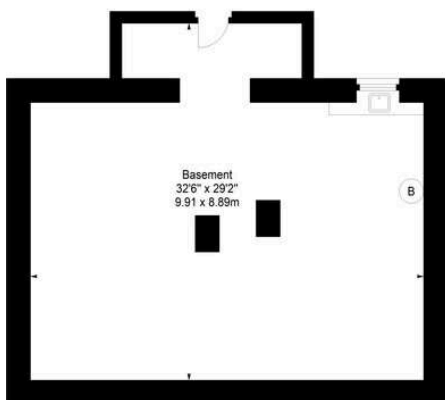
Garage

Approx. Gross Internal Area

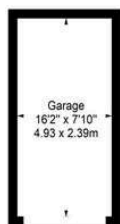
126 Sq Ft - 11.71 Sq M

For identification only. Not to scale.

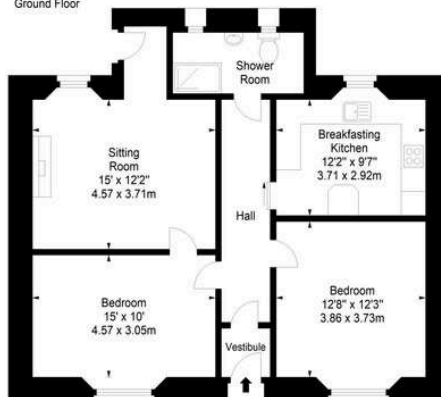
© SquareFoot 2024



Basement



Ground Floor



Ground Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

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Extras

No warranty is given regarding the services, systems or any appliances



Buses

Hunterfield Road/Powdermill Brae - 29, 48, R1, R5, X29



Shops

Scotmid on Hunterfield Road, Dalkeith inc Tesco, Morrison & Lidl



Schools

Gorebridge PS, St Andrew's RC PS, Newbattle HS, St David's RC HS



Parking

Driveway & garage



Council Tax Band - E



EPC - E



Factor

None



Viewing

Telephone Campbell Smith on 0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.