



4 South Middleton Cottages, Gorebridge, Midlothian EH23 4RF



Welcome

Welcome to 4 South Middleton cottages- a very rarely available traditional, terraced cottage, part of a block of similar style cottages in South Middleton, a tranquil location near Gorebridge, Midlothian. The property does require refurbishment but offers the ideal opportunity to make this your own, currently benefiting from two bedrooms, living room, conservatory, bathroom, kitchen, double glazing and electric heating, with a garden to the front and lovely private rear garden grounds with an open countryside outlook, offering huge potential for any potential purchaser. We therefore recommend viewing of this property at your earliest convenience to avoid disappointment.

- Sought after tranquil location close to major Midlothian Towns
- Excellent road and rail links to Edinburgh and the Borders
- Entrance vestibule
- Hallway with built-in storage and loft access
- Double bedroom with front facing window and open built-in storage/wardrobe
- Double bedroom with rear facing window, and built-in storage
- Family bathroom with three-piece suite, with electric shower over the bath, and shower screen
- Living room with front facing window, enclosed solid fuel fire and fireplace
- Conservatory with light, power, and rear garden access
- Kitchen with a range of base and wall units, and rear facing window
- Double glazing, electric heating, and enclosed solid fuel fire
- Private mature garden grounds to the front and a lovely rear garden with open countryside outlook





Gorebridge

Nestled within the rolling Midlothian countryside, South Middleton offers an exceptional blend of rural tranquillity and modern convenience. This picturesque hamlet enjoys sweeping open landscapes, a peaceful village atmosphere, and effortless access to Gorebridge, Bonnyrigg, and Edinburgh. With excellent road transport links and Gorebridge Train Station nearby, and a naturally serene setting, South Middleton is an outstanding choice for buyers seeking space, calm, and a beautifully connected countryside lifestyle.

Extras

All floor coverings, light fittings, blinds where fitted, and any remaining appliances. No warranty applies to any integrated or free-standing appliance or other movable items included in the sale as these are deemed sold as seen.



Get in touch

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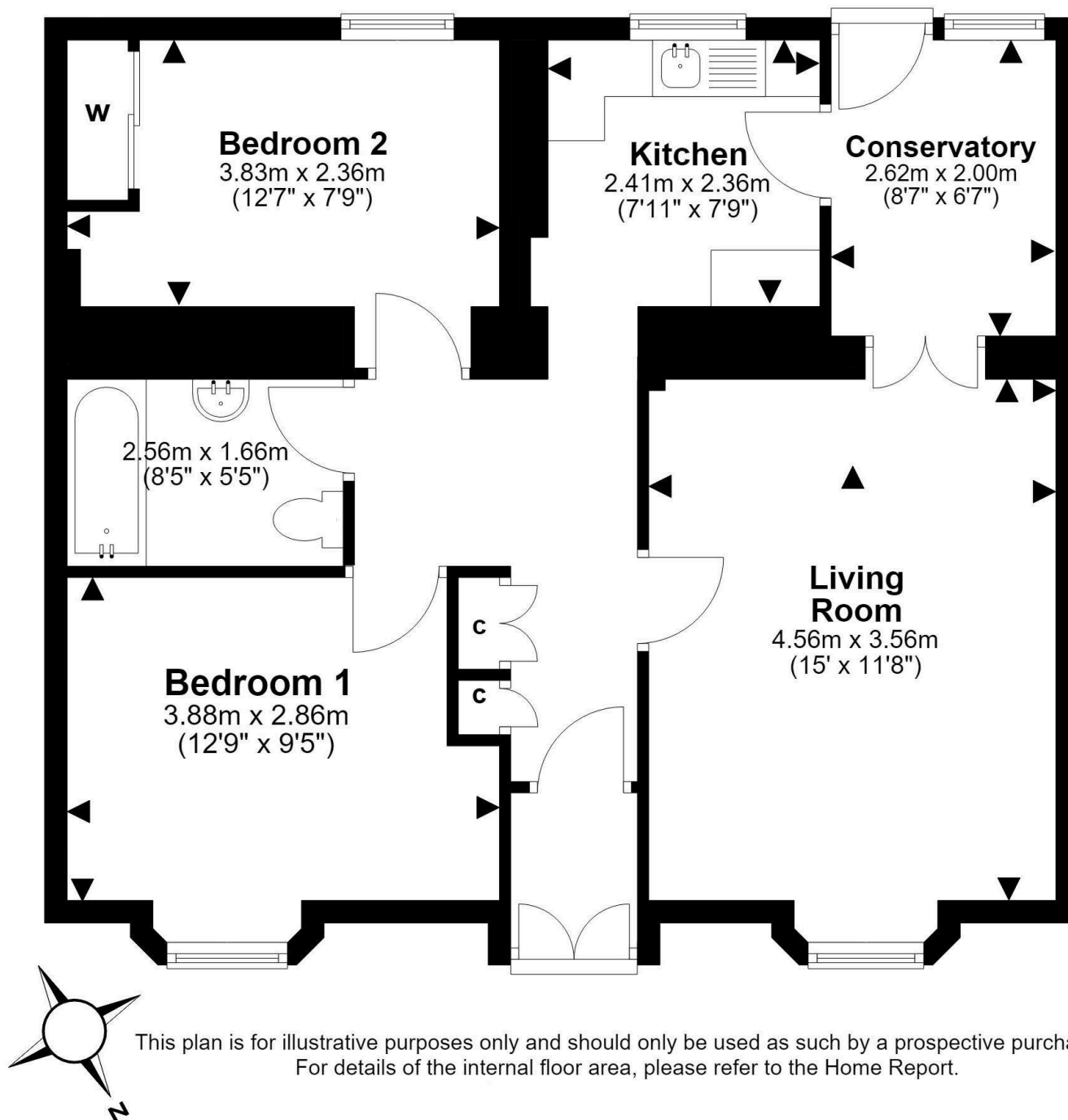
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.