



# Get in touch

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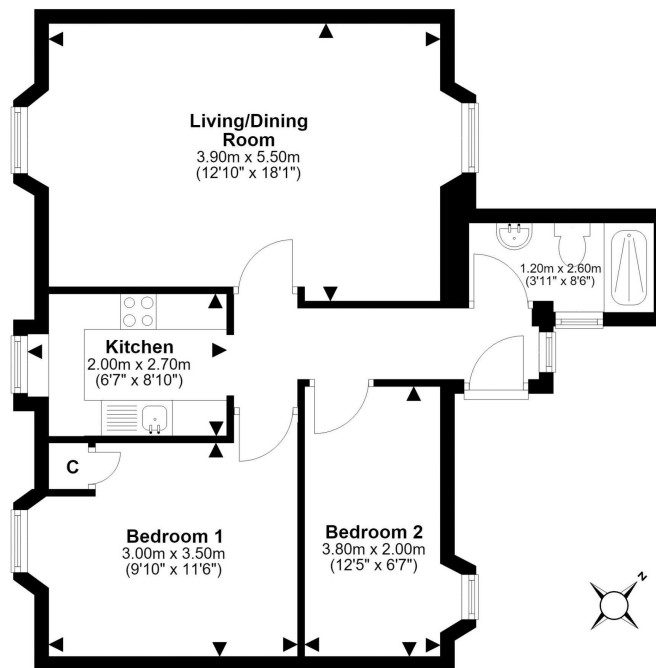
Bruntsfield Office:

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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.



## Welcome

Welcome to 23 Powdermill Brae - a fantastic opportunity to acquire an affordable and well-presented home, ideal for first-time buyers, young families, or investors. This spacious, traditionally built two-bedroom upper villa enjoys a central location in the popular Midlothian town of Gorebridge, offering comfortable accommodation presented in excellent decorative order throughout.

Perfectly positioned to take advantage of the excellent local amenities, the property is within easy reach of shops, schools, and superb transport links, including Gorebridge's railway station, providing convenient access to Edinburgh and beyond.

Further benefits include a private rear garden, external storage, gas central heating, double glazing, and a versatile floored loft complete with a Velux window, power, and lighting, offering valuable additional storage or potential for a variety of uses. Early viewing is highly recommended and is available by appointment only.

- Private main door entrance with external staircase
- Bright, dual-aspect living/dining room
- Modern fitted kitchen with new induction hob, oven and extractor hood
- Two double bedrooms
- Shower room
- Floored loft with Velux window, power and lighting
- Private rear garden with external storage
- Gas central heating and double glazing throughout