



5 South Quarry Crescent, Gorebridge, EH23 4GJ



## Welcome

Welcome to 5 South Quarry Crescent-a superbly positioned, sought-after modern residence nestled in a desirable established development in the lovely Gorebridge area of Midlothian. This stunning family home offers contemporary living at its best, and is ideally situated close to excellent local schooling, shops, community amenities, and transport links, including Gorebridge train station. Designed and altered internally with both style and comfort in mind, this immaculate property boasts a wealth of exceptional features and thoughtful upgrades, providing an outstanding opportunity for those seeking a turnkey four-bedroom detached home in a vibrant and welcoming neighbourhood.

- Open storm porch entrance
- Reception hallway with stairs to the upper level
- Ground floor WC with side facing window, and walk in store cupboard with power
- Spacious living room with front facing window
- Stunning modern kitchen, dining, and family room, open plan, with a range of wall and base units, a full range of quality integrated appliances, dining and large family room area providing rear garden access via two sets of French doors
- Upper hallway with loft access, airing cupboard, and side facing window
- Principle bedroom with front facing window and built-in wardrobes
- Lovely en-suite shower room with wc, sink, and heated towel radiator
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with front facing window, to include wardrobes
- Bedroom four with rear facing window
- Gorgeous family bathroom with four-piece white suite, bath, separate shower cubicle, wc, sink, and large heated towel radiator
- Gas central heating and double glazing
- Two car driveway and integral garage with light and power
- Gorgeous garden grounds to the front and rear with various areas for entertaining
- Garden shed/playhouse, greenhouse, side garden storage area, garden electrical power points, and garden water tap







## Gorebridge

Gorebridge, situated in the heart of Midlothian, is a thriving village offering an ideal blend of countryside charm and convenient access to Edinburgh city centre. Renowned for its welcoming community atmosphere, Gorebridge boasts a range of local amenities including shops, cafés, schools, and recreational facilities. The area is surrounded by picturesque landscapes, with easy access to walking trails and the scenic Pentland Hills, making it perfect for outdoor enthusiasts. Excellent transport links, including regular rail and bus services, ensure swift connections to Edinburgh and beyond. With its rich history, vibrant local life, and tranquil setting, Gorebridge is a sought-after location for families and professionals alike.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and wardrobes in bedroom three. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items of furniture may be included by negotiation.





# Get in touch

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 0131 240 3818

Property Hub:

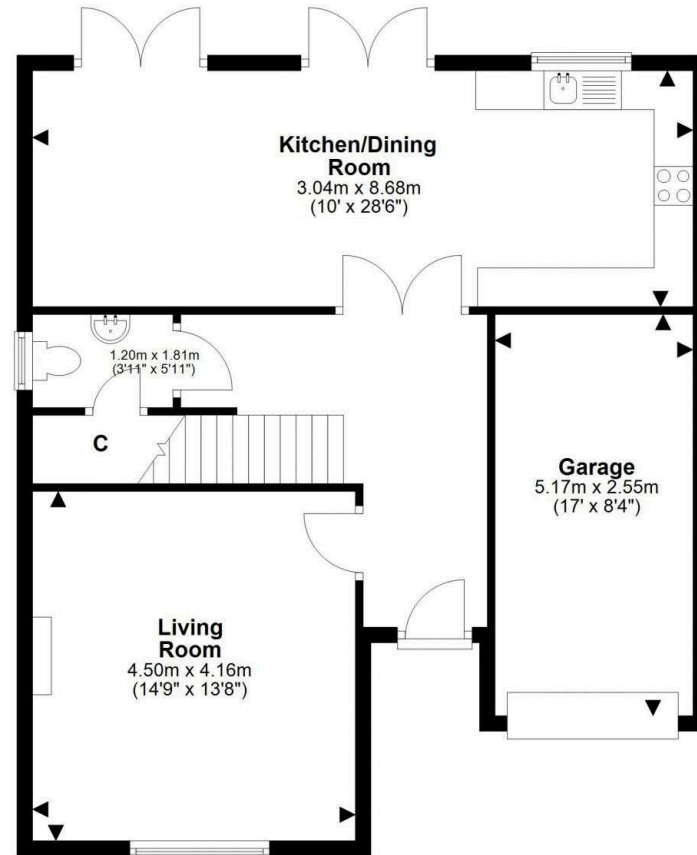
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

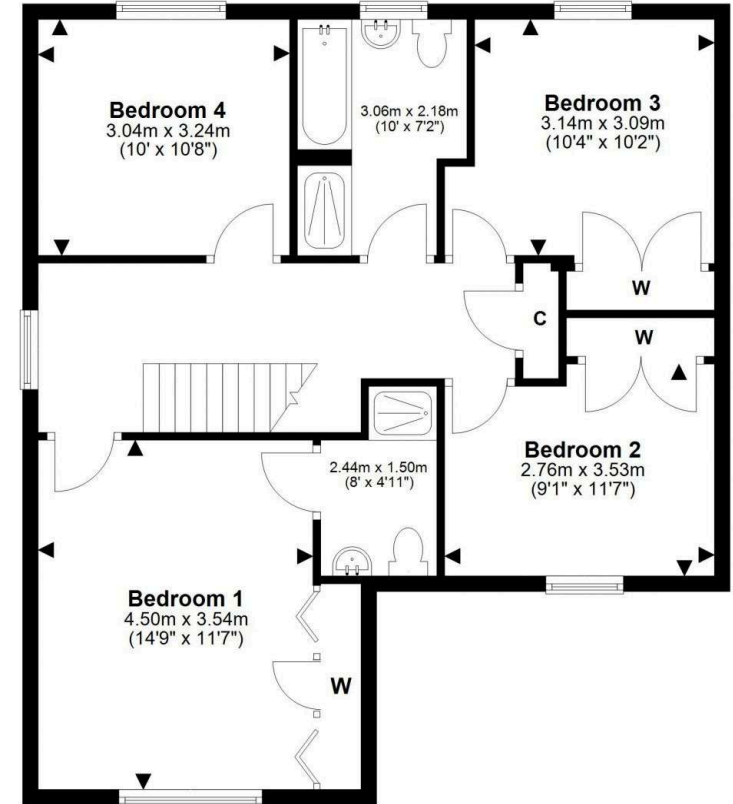
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



Ground Floor



First Floor

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.