

KILGOUR

PROPERTY



27 South Quarry Mews, Gorebridge, EH23 4GW





- Living Room (Bay Window)
- Kitchen/Dining/Living Area
- Utility Room
- Conservatory/Garden Room
- Bedroom5/Home Working Area
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas central heating
- Double Glazing
- Private Gardens To Front Side & Rear
- Double Driveway
- Council Tax – Band F
- EPC – Band B





Viewing by appointment through selling agent on 0131 273 5233

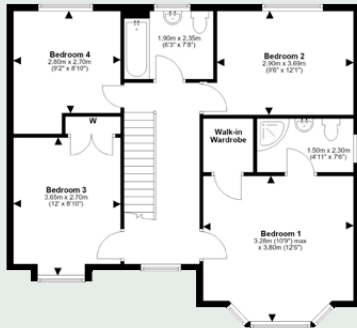
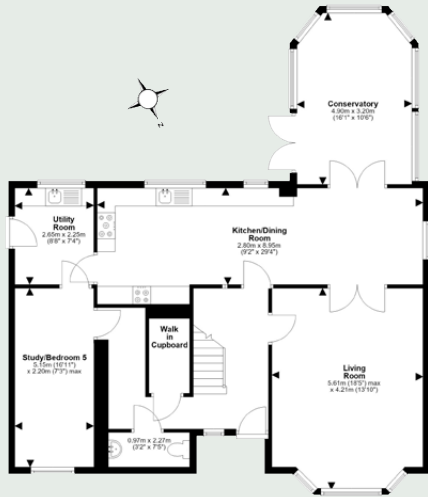
Description

A home that can grow with you, this four-bedroom detached property combines modern living and flexible space in a peaceful and well-connected setting. Occupying a substantial corner plot, this stylishly finished property offers generous, adaptable accommodation perfectly suited to family life. The impressive garage conversion adds valuable living space and enhances the versatility of the layout, providing excellent areas for relaxing, dining, entertaining and working from home. The four well-proportioned bedrooms offer comfortable accommodation for a growing family, visiting guests or a dedicated study. A true highlight is the wonderful, landscaped garden, which wraps around the home and makes superb use of the expansive corner plot. Carefully planted borders, attractive areas for outdoor seating and generous space for children to play create a private and inviting setting for summer dining and entertaining. Combining style, space and exceptional outdoor living, this impressive home represents an outstanding opportunity for discerning family buyers, and early viewing is highly recommended.

Location

The sought-after Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is an excellent range of Primary Schools and amenities in the vicinity, local shops and a leisure centre with further facilities available at Newtongrange and Bonnyrigg. The property is in walking distance from the open countryside and rural walks, and Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. 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 within easy distance of the Retail parks at Straiton and Fort Kinraid. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.



2 4 2 B 
ABC
EPC BANDF 
COUNCIL TAX BAND

Living Room	18'5 x 13'10	5.61 x 4.21m
Kitchen/Diner/Family Area	29'4 x 9'2	8.95 x 2.80m
Utility Room	8'8 x 7'4	2.65 x 2.25m
Conservatory/Garden Room	16'1 x 10'6	4.90 x 3.20m
Bedroom 1	12'6 x 10'9	3.80 x 3.28m
En Suite	7'6 x 4'11	2.30 x 1.50m
Bedroom 2	12'1 x 9'6	3.69 x 2.90m
Bedroom 3	12'0 x 8'10	3.65 x 2.70m
Bedroom 4	9'2 x 8'10	2.80 x 2.70m
Bathroom	7'8 x 6'3	2.35 x 1.90m









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PrimeLocation

