



**3 Maclean Place, Gorebridge, EH23 4DU**  
**Offers offer £185,000**



**MONARCH**  
LEGAL



Situated in a popular residential area of Gorebridge, 3 MacLean Place is a fabulous three-bedroom semi-detached family home offering fantastic potential for its next owners.

A true blank canvas, the property is ideal for buyers looking to create a home tailored to their own style and taste.





The accommodation comprises three well-proportioned bedrooms, a modern shower room, and bright living spaces that provide a comfortable layout for family life.

To the rear, the generous garden offers plenty of space for children to play, outdoor entertaining, or future landscaping.

Perfectly positioned for families, the property is just a two-minute walk from the local primary school and is conveniently located close to local amenities, transport links, and the wider facilities available in Gorebridge.

Whether you're a first-time buyer, growing family, or investor, this home presents an excellent opportunity to put your own stamp on a property in a sought-after location.



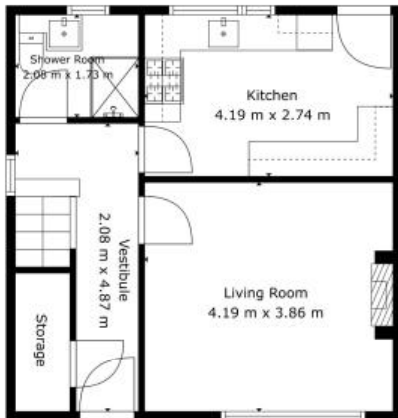




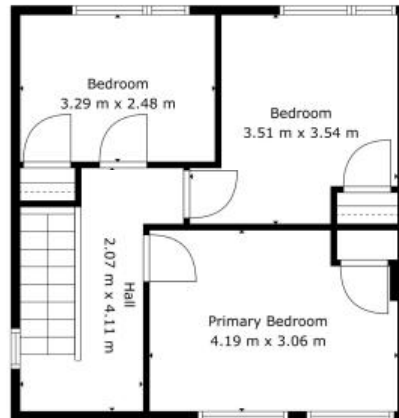
3 Maclean Place  
Gorebridge, EH23 4DU

Approx. Gross Internal Area:  
925.696 Sq Ft (86 Sq M)

For Identification purposes only. Not to scale.



Ground Floor



1st Floor

Gorebridge is a thriving Midlothian village that has become an increasingly popular choice for families and commuters alike. Offering a welcoming community atmosphere, the village benefits from a range of everyday amenities including shops, cafés, healthcare facilities, and well-regarded primary and secondary schools. Excellent transport links, including Gorebridge Railway Station, provide regular services to Edinburgh city centre, while nearby road networks offer easy access across the Lothians. Surrounded by beautiful countryside, residents can also enjoy an abundance of scenic walks, cycle routes, and outdoor recreational opportunities, combining the convenience of modern living with the charm of a semi-rural setting.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.