










Offers Over  
**£165,000**

## 2 Braeside Road South

Gorebridge | Midlothian | EH23 4DN

Set on a generous corner plot within the ever popular village of Gorebridge, this attractive semi-detached home offers stylish and well proportioned accommodation ideally suited to first time buyers, young families, and professionals alike.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - B



## Description

The property opens into a bright and spacious living room, beautifully presented with soft carpeted flooring and centered around an attractive electric fire, creating a warm and welcoming focal point. Large windows allow for an abundance of natural light, while tasteful décor and feature finishes add character throughout.

The modern kitchen is generously sized and thoughtfully designed with an excellent range of wall and base units, ample worktop space, and room for casual dining. Finished with contemporary touches including a ceramic double sink, this is a practical and inviting space ideal for everyday living.

Upstairs, the property offers two well proportioned double bedrooms. The principal bedroom is particularly spacious and benefits from stylish décor and a bright open outlook, while the second bedroom features built-in storage and flexible accommodation suitable for a variety of uses. A modern bathroom fitted with a crisp white three piece suite and shower over the bath completes the internal accommodation.



## Gardens & Parking

Externally, the home enjoys a low maintenance rear garden with garden shed, providing an ideal outdoor space for relaxing and entertaining. To the front, a generous double driveway offers excellent off-street parking, with additional unrestricted parking available nearby.

## Extras

Included in the price will be the gas hob and electric oven, fridge/freezer and washing machine.

## Viewing

By appointment through Neilsons 0131 625 2222.





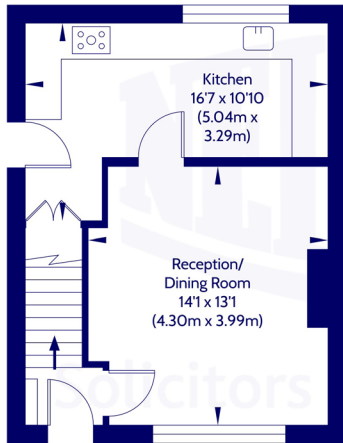
## Location

Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and city bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options. Gorebridge continues to grow in popularity, thanks to its community feel, transport links.

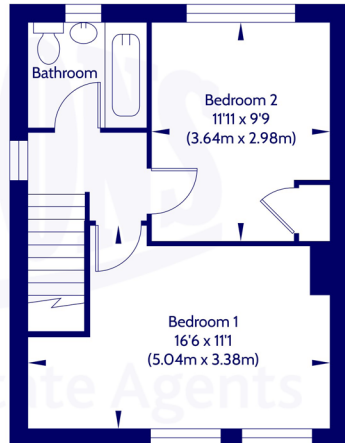




Approx. Gross Internal Floor Area 68 Sq M / 726 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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