

15 Lower Bonnybank Road

GOREBRIDGE, MIDLOTHIAN, EH23 4DA



*Beautifully presented two-bedroom upper villa with
stunning landscaped garden, outdoor office and
additional versatile outbuilding*



0131 524 9797



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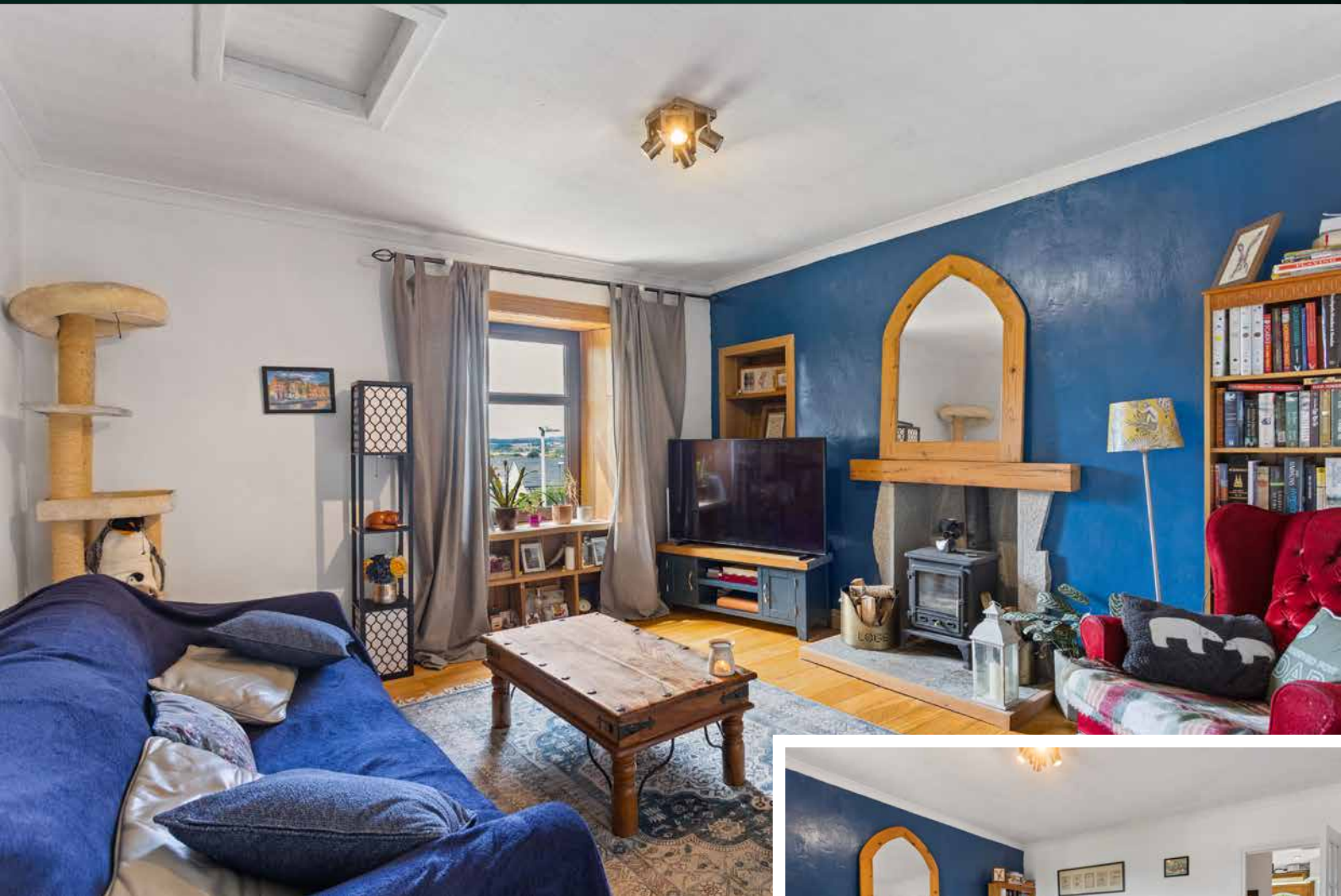


info@mcewanfraserlegal.co.uk



Set within the popular Midlothian town of Gorebridge, this beautifully presented two-bedroom upper villa offers an exceptional blend of indoor comfort and outstanding outdoor living. Enjoying a peaceful setting with a countryside feel, yet within easy reach of excellent local amenities and transport links to Edinburgh, this superb home is ideal for a wide range of buyers.

THE LIVING ROOM



Internally, the property has been well maintained and is presented in move-in condition throughout. The bright and welcoming living room is centred around a charming log-burning stove, creating a warm and inviting focal point. A separate fitted kitchen offers ample storage and workspace.

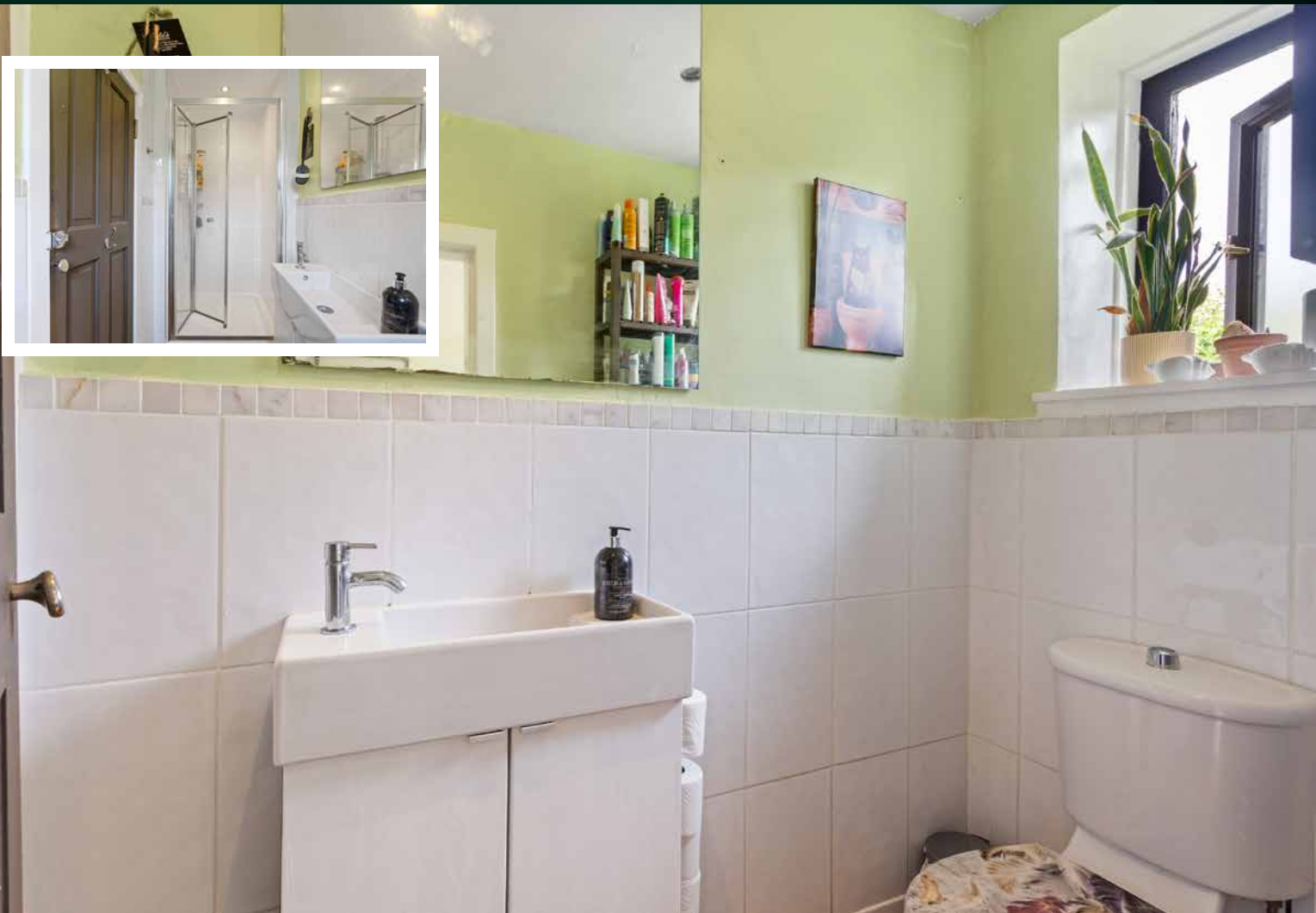
THE KITCHEN





The two generously proportioned double bedrooms provide comfortable accommodation, while the contemporary bathroom completes the internal layout.

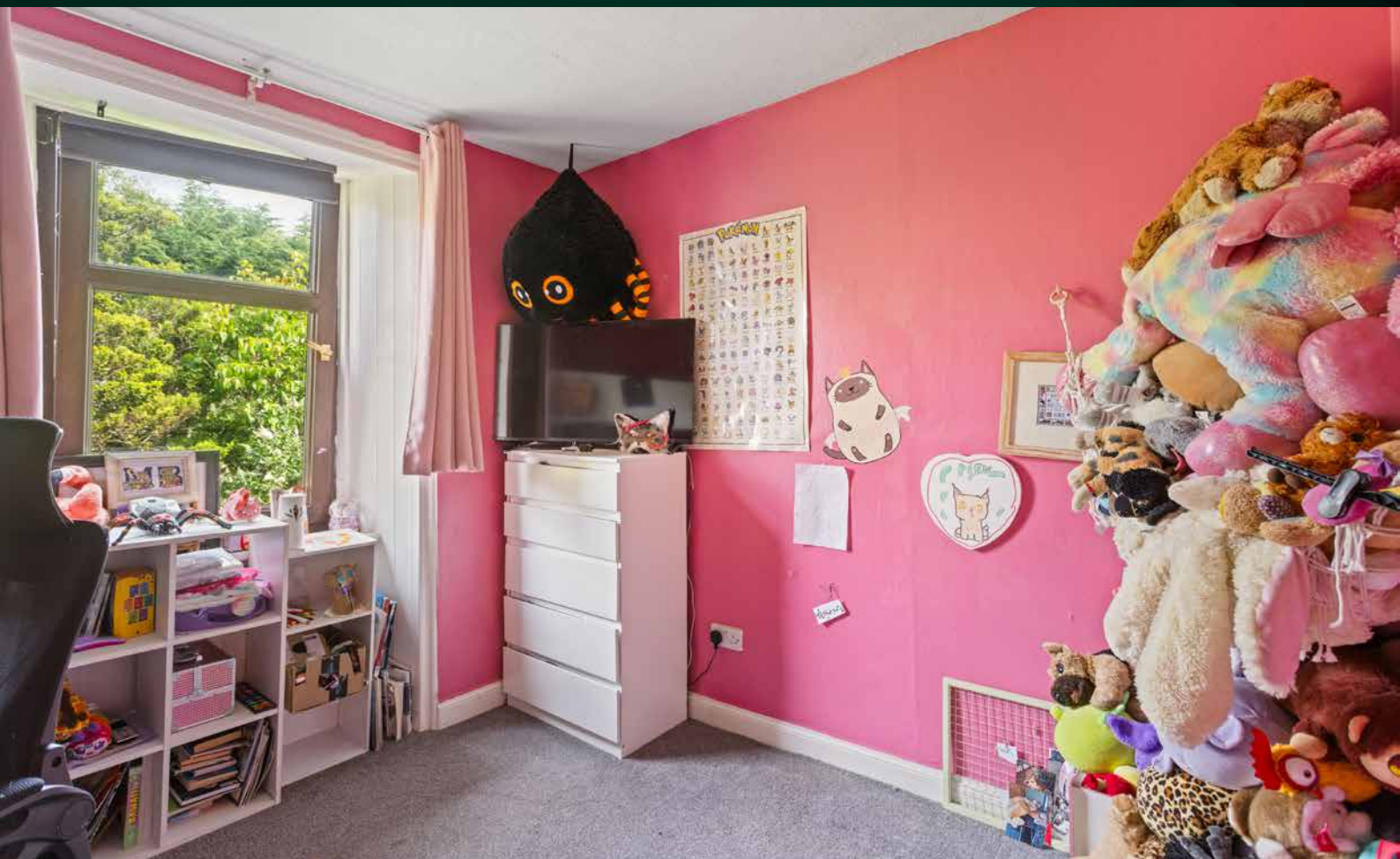
THE BATHROOM



BEDROOM 1



BEDROOM 2



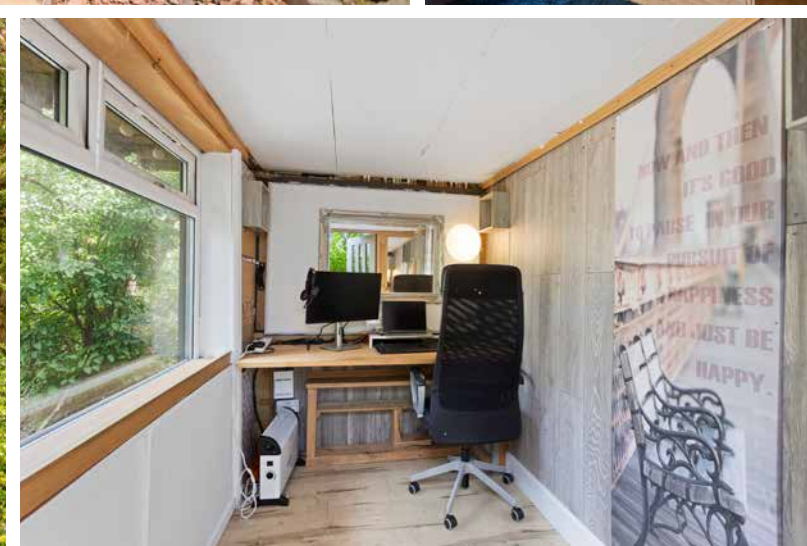
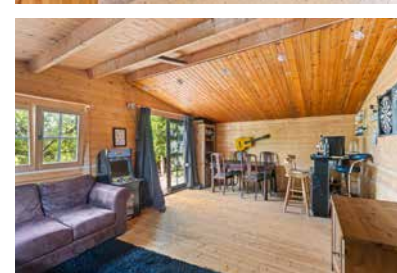
A particular highlight of this home is the extensive landscaped garden, which has been thoughtfully designed to create a fantastic outdoor retreat. The garden offers a variety of seating and entertaining areas, mature planting and a wonderful sense of privacy.

EXTERNALS



Adding to its appeal are two substantial outbuildings. The first has been converted into a fully functioning outdoor office, providing the perfect space for home working away from the main house. The second is an incredibly versatile garden room, offering endless possibilities as a home bar, games room, children's playroom, gym, hobby space or even occasional guest accommodation, depending on your individual needs.

OUTBUILDINGS



Gorebridge offers the perfect balance of semi-rural living and everyday convenience, with a range of local shops, supermarkets, cafés, schools and leisure facilities all within easy reach. The nearby railway station provides regular services into Edinburgh, while excellent road links make commuting throughout the region straightforward.

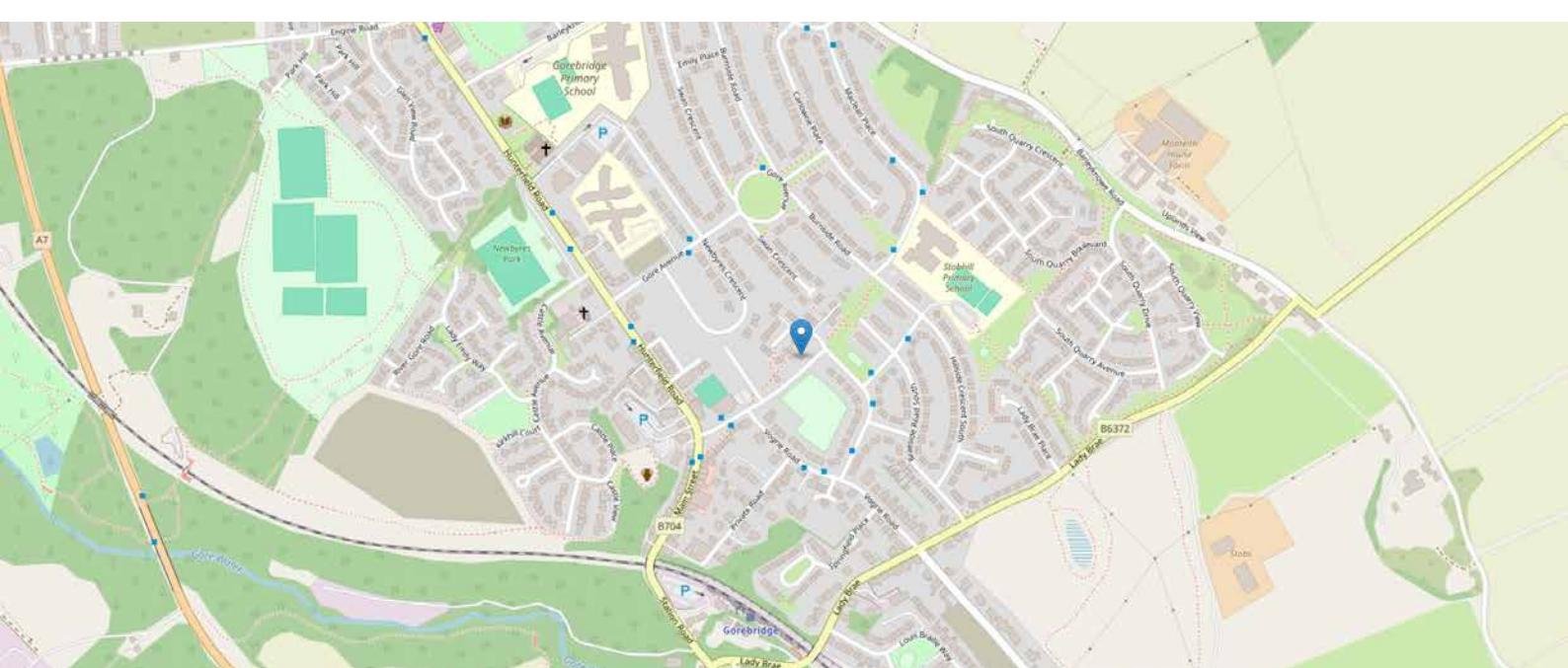
Combining beautifully presented accommodation, an exceptional landscaped garden and flexible external living spaces rarely found with a property of this type, this is a truly unique home that must be viewed to be fully appreciated.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian, some 10 miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

Gorebridge itself has a good selection of shops and services including banking and post office facilities, and there are also excellent amenities in the market town of Bonnyrigg and also Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsbury's. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. There is also a swimming pool at nearby Newbattle.

In recent years, the road network has improved significantly, and as a consequence the city bypass is within easy reach, and there is convenient access to the Scottish motorway network and Edinburgh International Airport. There is a regular and frequent bus service to Edinburgh itself, and the car journey takes between 20 and 30 minutes except at peak times.

All in all, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01383 660 570

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

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