



3 Lady Brae, GOREBRIDGE, EH23 4HT

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Welcome

Welcome to 3 Lady Brae, Gorebridge - an impressive modern detached bungalow situated in a sought-after elevated position. This well-appointed three-bedroom residence provides spacious and adaptable ground-floor living spaces, complemented by double glazing, solar panels, gas central heating, private gardens to the front and rear, off-street parking, and a substantial detached garage equipped with overhead storage, lighting and power. Ideally located near local amenities and Gorebridge train station, the property is presented in exemplary condition and boasts outstanding outdoor entertaining areas. Early viewing is highly advised to appreciate the quality and space on offer.

- Spacious and flexible accommodation in excellent order throughout
- Sitting room with living flame gas fire and feature fire surround, rear facing window and patio doors leading to the garden
- Gorgeous, fitted kitchen with French doors to the front, a range of base, wall, larder, and kitchen display units, five pan induction hob, double oven, glass splashback, double extractor, integrated dishwasher, integrated fridge freezer, with under counter washing machine, and tumble dryer
- Sunroom area, open plan from the kitchen with front facing full height window and door
- Dining room accessed from the kitchen area
- Inner hall
- Main bedroom with built-in wardrobes, and front facing window with stunning views
- En-suite with double shower base, raindrop overhead shower and attachment, wc, and sink with vanity unit
- Bedroom two with dual aspect windows, and full width fitted mirrored wardrobes
- Bedroom three with rear facing window
- Family bathroom with p-shape shower bath, raindrop shower and attachment, shower screen, sink, wc, and heated towel radiator
- Large private garden grounds to the front and rear providing wonderful space for outside entertaining
- Double glazing, gas central heating, and solar panels
- Driveway and parking for several cars
- Large, detached garage with overhead storage, light and power
- Brick built outhouse with power







Gorebridge

Gorebridge is a highly sought-after village in Midlothian, renowned for its picturesque countryside and vibrant community spirit. Residents enjoy the perfect balance of peaceful rural living with easy, direct access to Edinburgh via excellent rail and road links. The area boasts a wealth of amenities, including charming local shops, welcoming cafés, reputable schools, and versatile leisure facilities-ideal for families and professionals alike. Gorebridge is surrounded by scenic walking trails and expansive green spaces, creating a tranquil yet lively environment for outdoor pursuits. With its appealing blend of natural beauty, modern conveniences, and warm neighbourhood atmosphere, Gorebridge stands out as an exceptional place to call home.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale. Other items may be available negotiation.



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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.



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.