



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Newbyres Gardens

Gorebridge EH23 4TG

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Ralph Sayer are delighted to present this bright and spacious four-bedroom detached home, set within a sought-after modern development in the popular Midlothian town of Gorebridge. Ideally positioned within easy reach of excellent local amenities, schooling and transport links — including the nearby train station — this well-maintained property offers the perfect balance of convenience and comfortable family living. With generous internal space and private south-facing gardens, it will particularly appeal to growing families and professionals alike.

The accommodation is presented in neutral tones throughout, creating a move-in-ready home with a modern feel. The ground floor opens with an entrance porch leading into a welcoming hallway with tiled flooring, setting the tone for the rest of the home. The front-facing lounge is bright and inviting, featuring a focal fireplace, built-in storage and open access to the dining area — an ideal layout for both everyday living and entertaining. The dining space flows seamlessly into the conservatory and kitchen, enhancing the sense of space and connectivity. The kitchen is fitted with a range of wall and base units, laminate worktops and integrated appliances including oven, hob, extractor and dishwasher. A separate utility room adds further practicality, offering additional storage, external side access and access to a modern WC. A standout feature of the home is the large south-facing conservatory, flooded with natural light and offering excellent versatility as a second living space or entertaining area. With two sets of French doors leading to both the dining area and rear garden, it creates a seamless indoor-outdoor lifestyle. Upstairs, there are four well-proportioned bedrooms, all offering flexible accommodation for family life, guests or home working. The principal bedroom benefits from built-in storage, while the landing provides additional cupboard space and loft access. The contemporary family bathroom is finished with wet wall panelling and features a mains shower over the bath, with WC and sink neatly integrated into modern walnut-style vanity units. Externally, the property continues to impress.

The fully enclosed, south-facing rear garden is predominantly laid to lawn with a patio area directly off the conservatory — perfect for outdoor dining and summer entertaining. To the front, a generous monoblock driveway provides off-street parking for multiple vehicles and leads to the integrated single garage. A front lawn and additional barked area offer further landscaping potential.

Further benefits include gas central heating and double glazing throughout.

This is a fantastic opportunity to acquire a spacious, modern family home in a highly convenient location, and early viewing is strongly recommended.

Home Report Value - £260,000









Spacious detached
4 bedroom home,
with south-facing
rear garden







Property Summary

- Detached villa
- Living room
- Dining Room
- Conservatory
- Wide galley kitchen
- Utility room
- Downstairs WC
- Four double bedrooms
- Three- piece family bathroom
- Neat front garden
- Driveway & single integral garage
- South-facing rear garden, mainly laid to lawn
- EPC Rating - D | Council Tax Band -E

Factors: Ross and Liddell – Approx charge of £87 per quarter for communal gardens





Gorebridge



Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route. The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Surrounded by rolling countryside, lovely local walks can be found, along with Vogrie country park and Dalkeith country park. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently, on the Borders line. The Edinburgh city by-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading north, the by-pass will take you to the heart of East Lothian and beyond.

Let us help you find your next
dream property!



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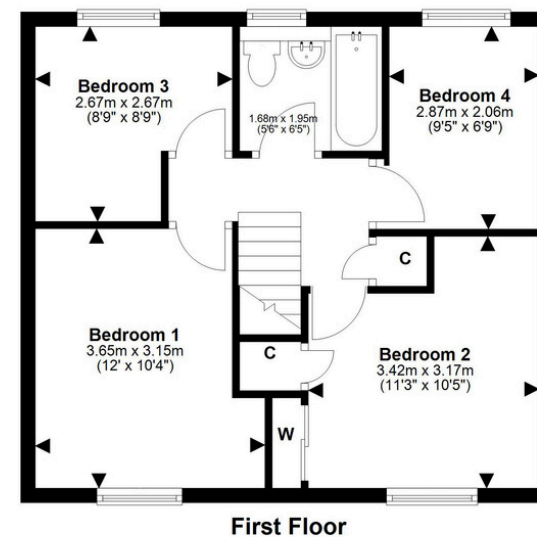
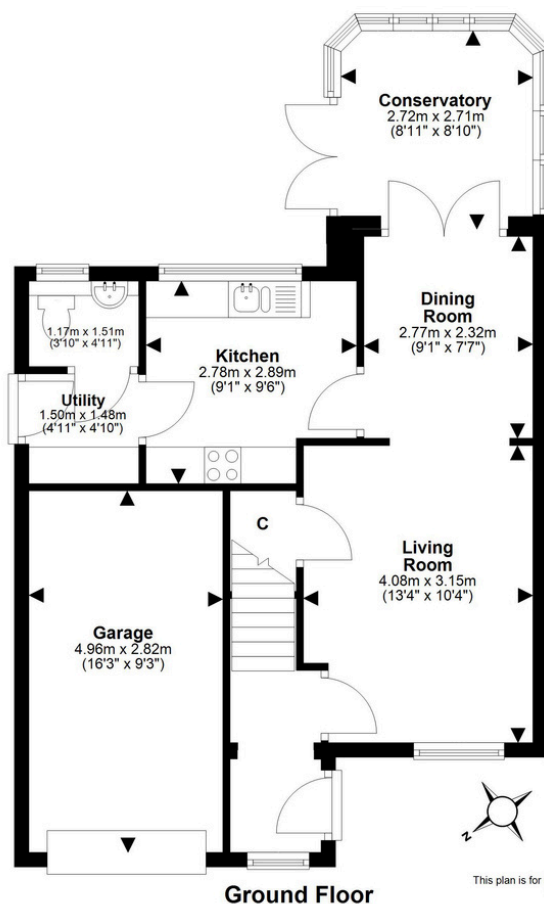
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



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.