



32 Wilson Road, Gorebridge, Midlothian, EH23 4XQ



## Welcome

Welcome to 32 Wilson Road - a wonderful opportunity to purchase a lovely family home, in the form of a spacious two-bedroom semi-detached house. Located in a popular residential area in the lovely Midlothian town of Gorebridge. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer and is presented in excellent order. There are large private garden grounds to the front, side and rear with a Monoblock driveway providing off-street parking, there is a large multi-purpose bespoke outbuilding which has double glazing, is floored, lined, insulated, and has both light and power. This is a superb opportunity which should not be missed, and we would recommend viewing at your earliest convenience.

- Entrance hall with stairs to the upper level
- Living room with front facing window, modern electric fire, and fire surround
- Beautifully fitted kitchen with under floor heating, a range of base and wall units, ceramic hob, oven, extractor, integrated fridge freezer, and integrated dishwasher
- Rear hall and utility area plumbed for a washing machine, and larder style storage
- Upper hallway with loft access and side facing window
- Double bedroom one with twin front facing windows with open outlook
- Double bedroom two with rear facing window
- Lovely family bathroom with sink and wc. with combined vanity unit, bath with shower over and shower screen
- Double glazing and gas central heating
- Superb private garden grounds to the front, side and rear which are ideal for outside entertaining
- Monoblock driveway
- Bespoke multi-purpose outhouse (office/bar/gym), double glazed, floored, lined and insulated, with light and power





## Gorebridge

Gorebridge, situated in the heart of Midlothian, is a thriving village offering an ideal blend of countryside charm and convenient access to Edinburgh city centre. Renowned for its welcoming community atmosphere, Gorebridge boasts a range of local amenities including shops, cafés, schools, and recreational facilities. The area is surrounded by picturesque landscapes, with easy access to walking trails and the scenic Pentland Hills, making it perfect for outdoor enthusiasts. Excellent transport links, including regular rail and bus services, ensure swift connections to Edinburgh and beyond. With its rich history, vibrant local life, and tranquil setting, Gorebridge is a sought-after location for families and professionals alike.

## Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.



# Get in touch

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 0131 240 3818

Property Hub:

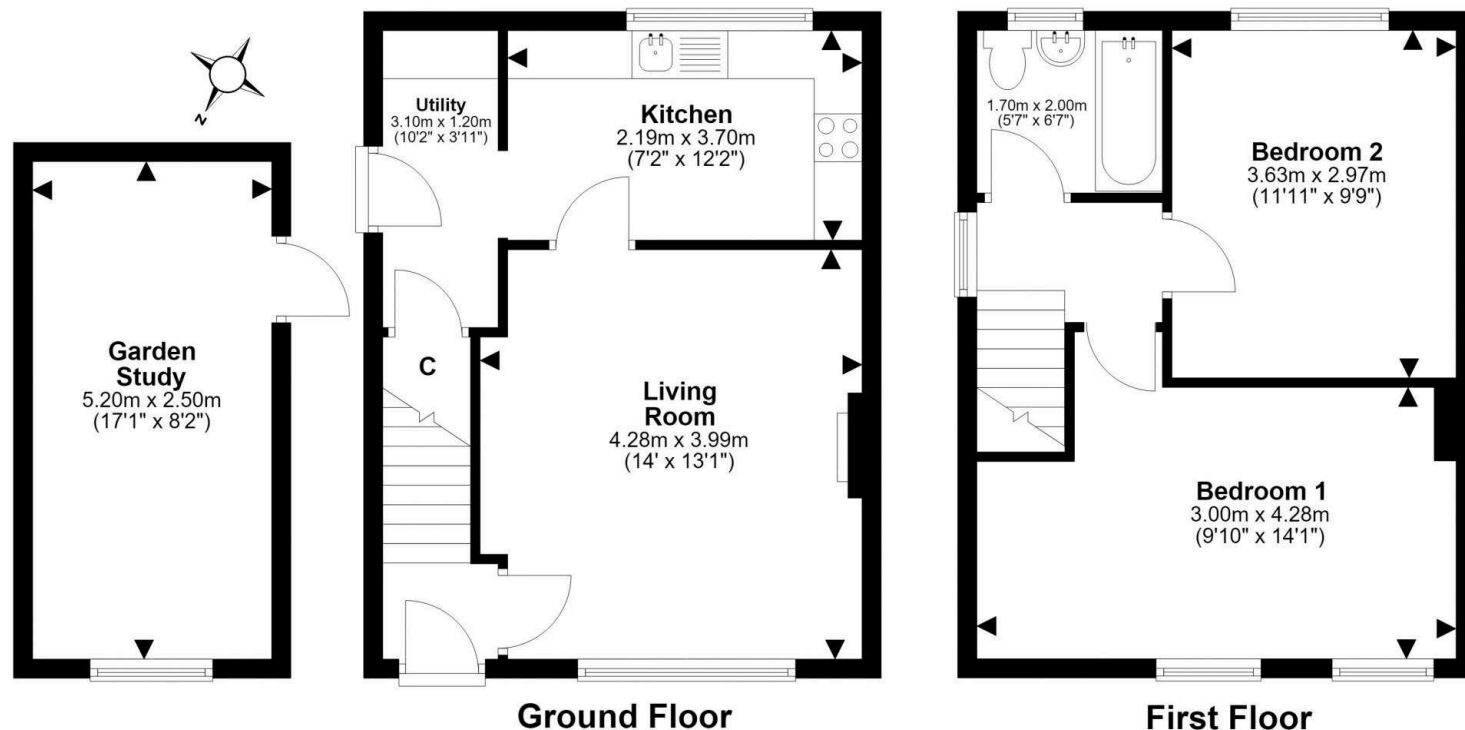
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.