



52B Main Street  
Gorebridge, Midlothian, EH23 4BY



VMH ESTATE AGENTS



**Delightful 2 bedroom main door flat located in the popular commuter village of Gorebridge**

- Sitting/dining room
- Modern fitted kitchen
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom
- Close to a variety of local amenities
- Popular & convenient location
- Pleasant outlook to the rear
- Unrestricted on street parking
- Gas central heating & double glazing

**Offers Over: £165,000**

**EPC Rating: C**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

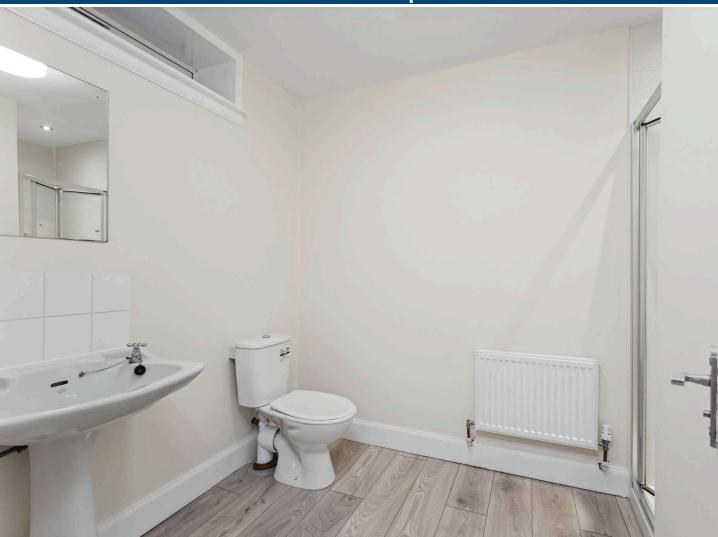
# About the Property

Delightful 2 bedroom main door flat located in the popular commuter village of Gorebridge. The property is located within close walking distance to the railway station and local amenities and benefits from a pleasant outlook to the rear.

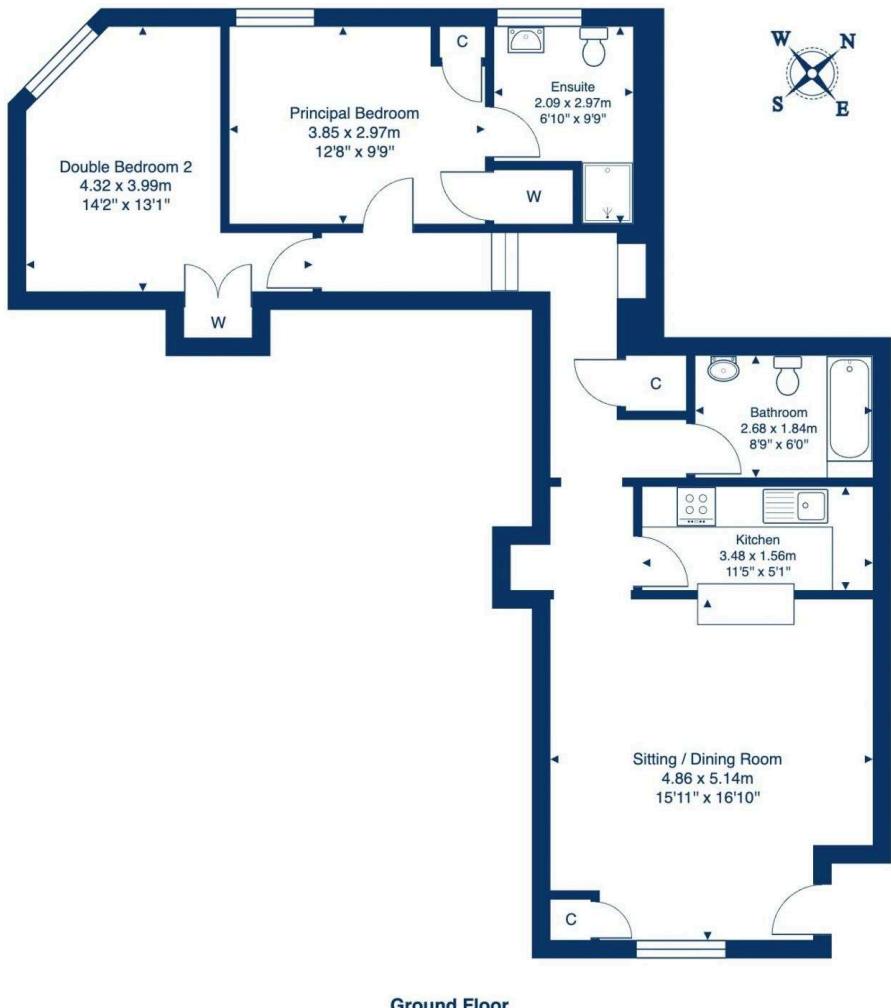
The bright and well proportioned interior has recently been upgraded and modernised throughout including new fitted floor coverings, new boiler and tasteful re-decoration throughout.

## Extras

All fitted floor coverings, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge, freezer and washing machine are included in the sale price.



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Total Area: 80.3 m<sup>2</sup> ... 865 ft<sup>2</sup>

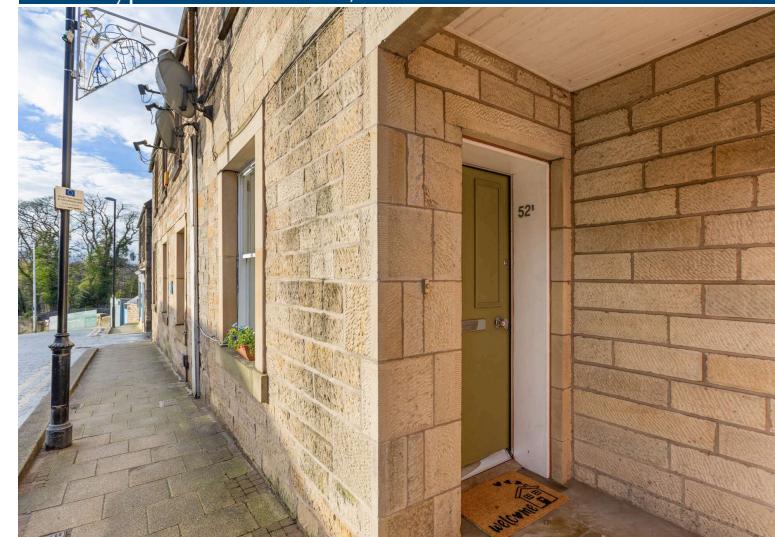
All measurements are approximate and for display purposes only.

## Location

Located around ten miles south of Edinburgh, Gorebridge offers countryside living with easy access to the capital. The town has a proud industrial heritage and a friendly, village atmosphere, with a good range of local amenities including shops, a post office, medical centre and pharmacy. Further facilities are available in nearby Dalkeith.

Surrounded by beautiful countryside, Gorebridge is ideal for outdoor pursuits. The Leisure Centre provides a gym, fitness classes and sports hall. Schooling includes several local primary schools, with secondary education in Dalkeith or Bonnyrigg, and access to some of Scotland's leading independent schools.

A popular commuter location, Gorebridge benefits from the Borders Railway, with frequent services to Edinburgh Waverley in around 30 minutes, as well as swift access to the City Bypass and the M8/M9 via the A7.





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