



13 Birken side, Gorebridge, Midlothian, EH23 4JA

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McDougall McQueen are delighted to offer to the market this main door ground floor flat part of four in block of similar properties, located in a very popular location in the lovely Midlothian town of Gorebridge. The property is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. Presented in good, clean condition throughout this two-bedroom flat provides the ideal opportunity to get on the property ladder, a great downsize opportunity, or rental investment. Parking is currently on street and the property benefits from private front and rear gardens. Viewing is by appointment, and this great opportunity should not be missed, we would therefore recommend viewing at your earliest convenience.

- Own main door ground floor entry
- Entrance vestibule with storage
- Hallway with utility store cupboard, plumbed for a washing machine
- Living room with twin front facing windows and store cupboard
- Modern fitted kitchen with a range of base and wall units, ceramic touch control hob, oven, and extractor
- Family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc, sink, and heated towel radiator
- Double bedroom with rear facing window and shelved storage
- Double bedroom with rear facing window and store cupboard
- Double glazing and gas central heating



Location

Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, the borders rail link is open with Gorebridge station within walking distance of the property.

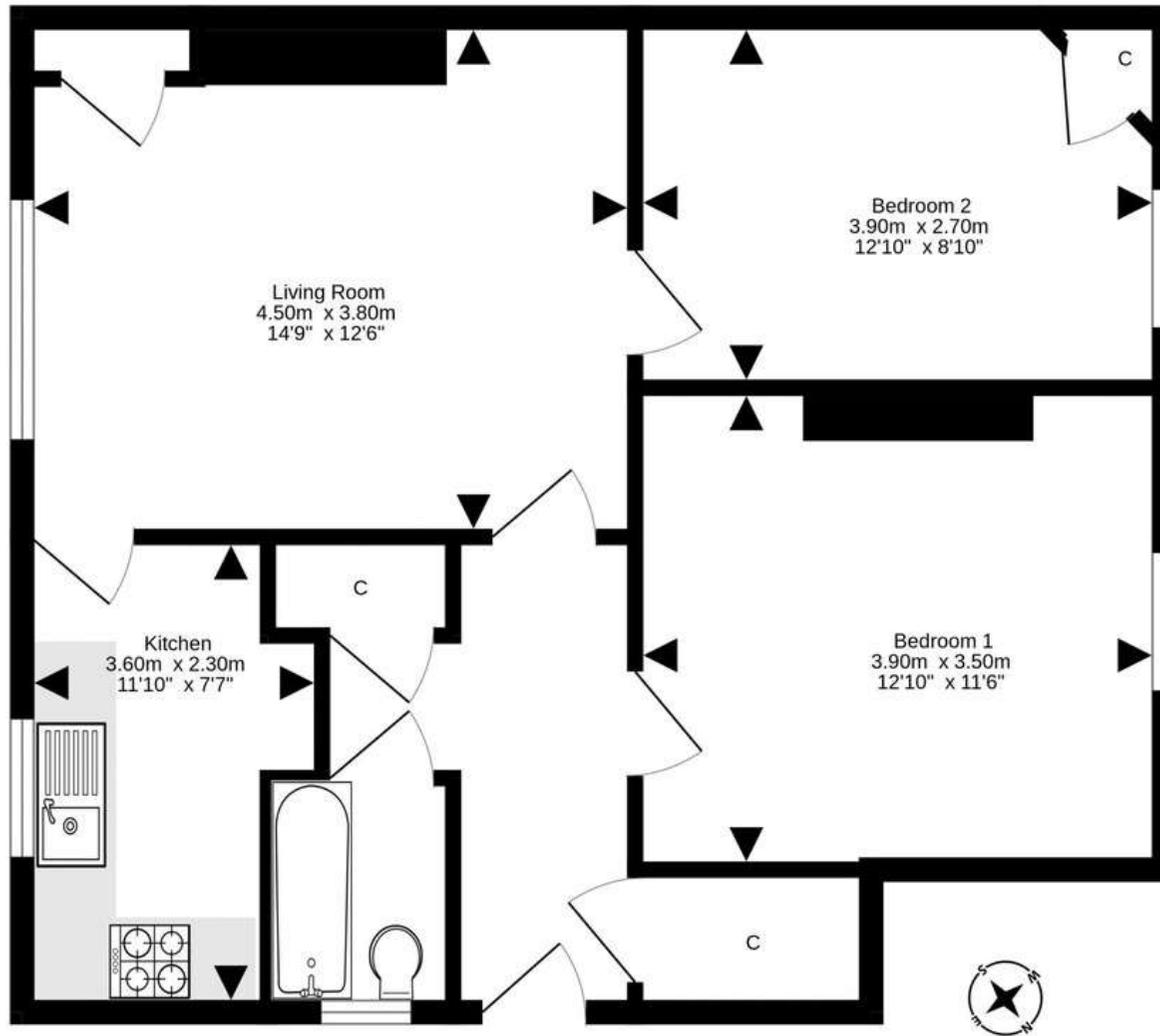
Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, and all integrated appliances and any remaining white goods. 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.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

