



12 South Quarry Terrace
GOREBRIDGE | EH23 4GQ


warners
solicitors & estate agents



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Exceptionally well presented two bed end terraced villa with allocated parking bay and enclosed rear garden occupying an enviable cul-de-sac setting within a popular modern development set on the edge of the countryside yet within close commuting distance to the city. This lovely home is offered to the market in immaculate order throughout and provides comfortable and light filled living space enhanced by contemporary fittings and would make an ideal home for an individual, couples or a small family. The stylish open plan living room / kitchen comes with modern integrated appliances and a peninsula unit with handy breakfast bar which divides the living space naturally into cooking and relaxing zones. This space is flooded with naturally light through patio doors that give direct access to the stunning landscaped rear garden which is laid to astro and boasts separate patio and decking areas to relax and entertain. There is a downstairs WC off the entrance reception and stairs led to the upstairs accommodation. Upstairs both bedrooms are doubles with integrated storage and a recently fitted contemporary shower room with waterfall style shower completes the accommodation on offer. Early viewing is recommended!

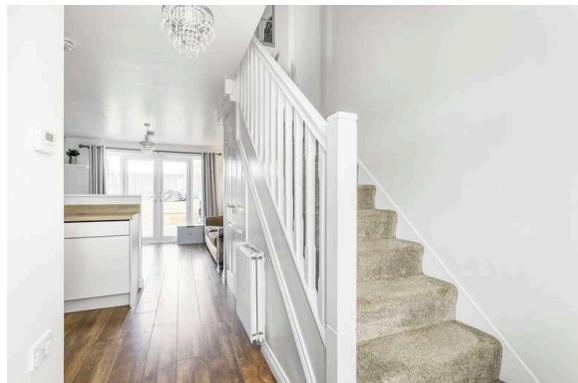
- Welcoming reception with WC
- Open plan kitchen / living room with patio doors to rear garden and storage cupboard
- Two double bedrooms with integrated storage
- Recently fitted shower room
- Gas central heating
- Double glazing
- Private landscaped rear garden
- Allocated parking bay

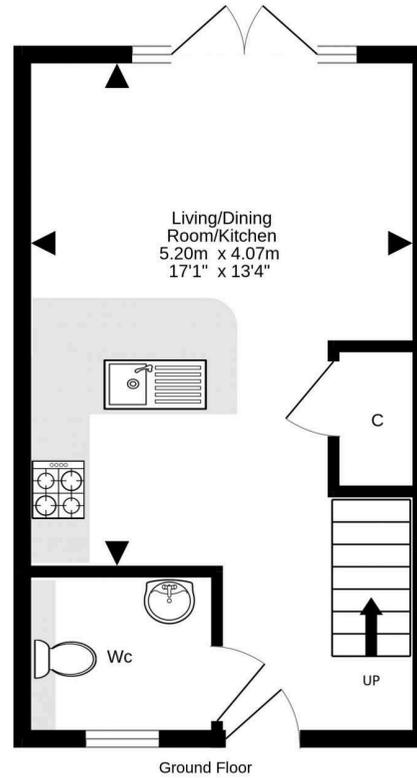
Extras to include - all integrated kitchen appliances, light fittings and blinds. EPC - C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

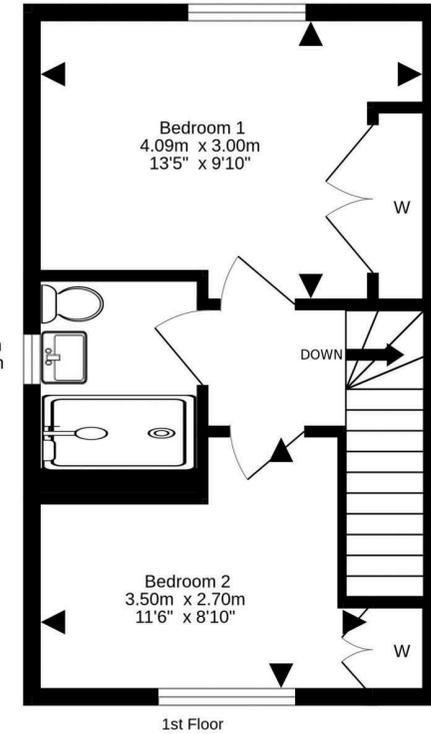


The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.





Shower Room
2.10m x 1.75m
6'11" x 5'9"



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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