

# Shillinghill

TEMPLE VILLAGE, TEMPLE, GOREBRIDGE, MIDLOTHIAN, EH23 4SH



FOUR BEDROOM CONVERTED  
CHURCH IN TEMPLE



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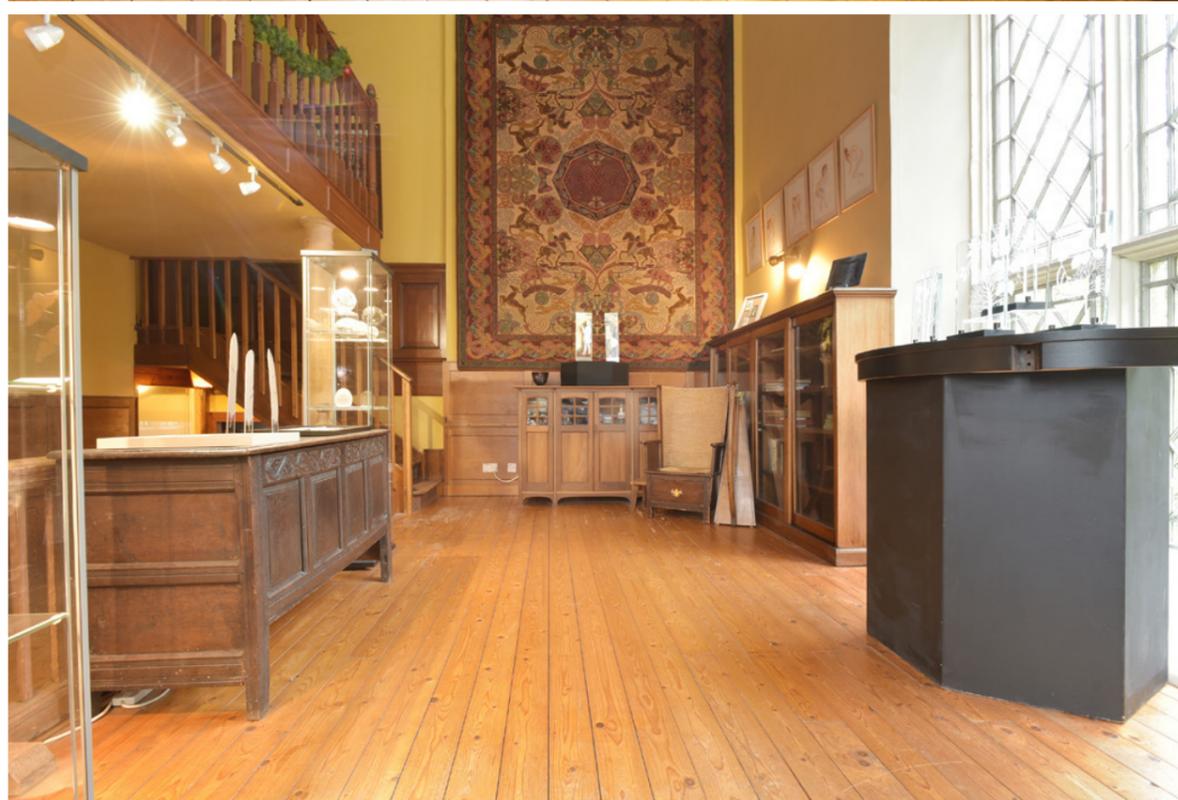
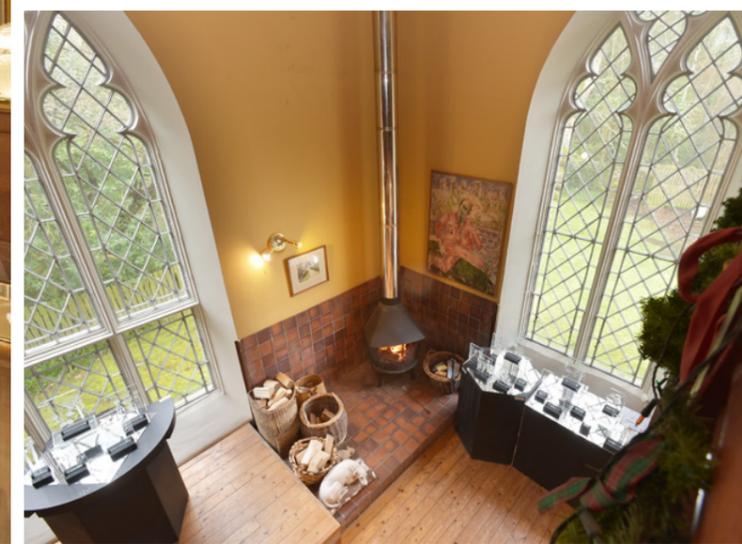


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# THE PROPERTY

McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom 19th-century converted church in the sought-after village of Temple, near Gorebridge.





Internally the property offers flexible living and accommodation on various levels, making the most of the quirks in the original building. Upon entering you are met with a staircase which will take you to the accommodation on the first floor and should you head straight into the kitchen the property leads you through with a lovely flow into a recording studio which could make for a generous family lounge/dining room. The key feature of this property is the offering of flexible living space which would be able to be configured to a buyers preference. The ground floor offers WC and showering Facilities as well as excellent storage.









The first floor including the gallery has period features noted throughout, home office space, bedrooms and additional living space which again could be configured to the buyer's preference.



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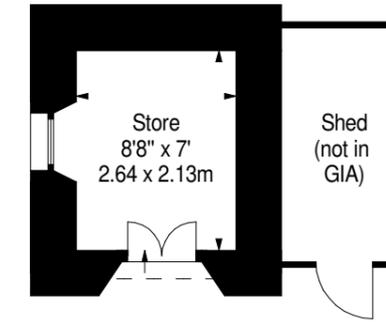
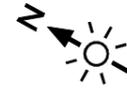


Shillinghill,  
Temple, EH23 4SH

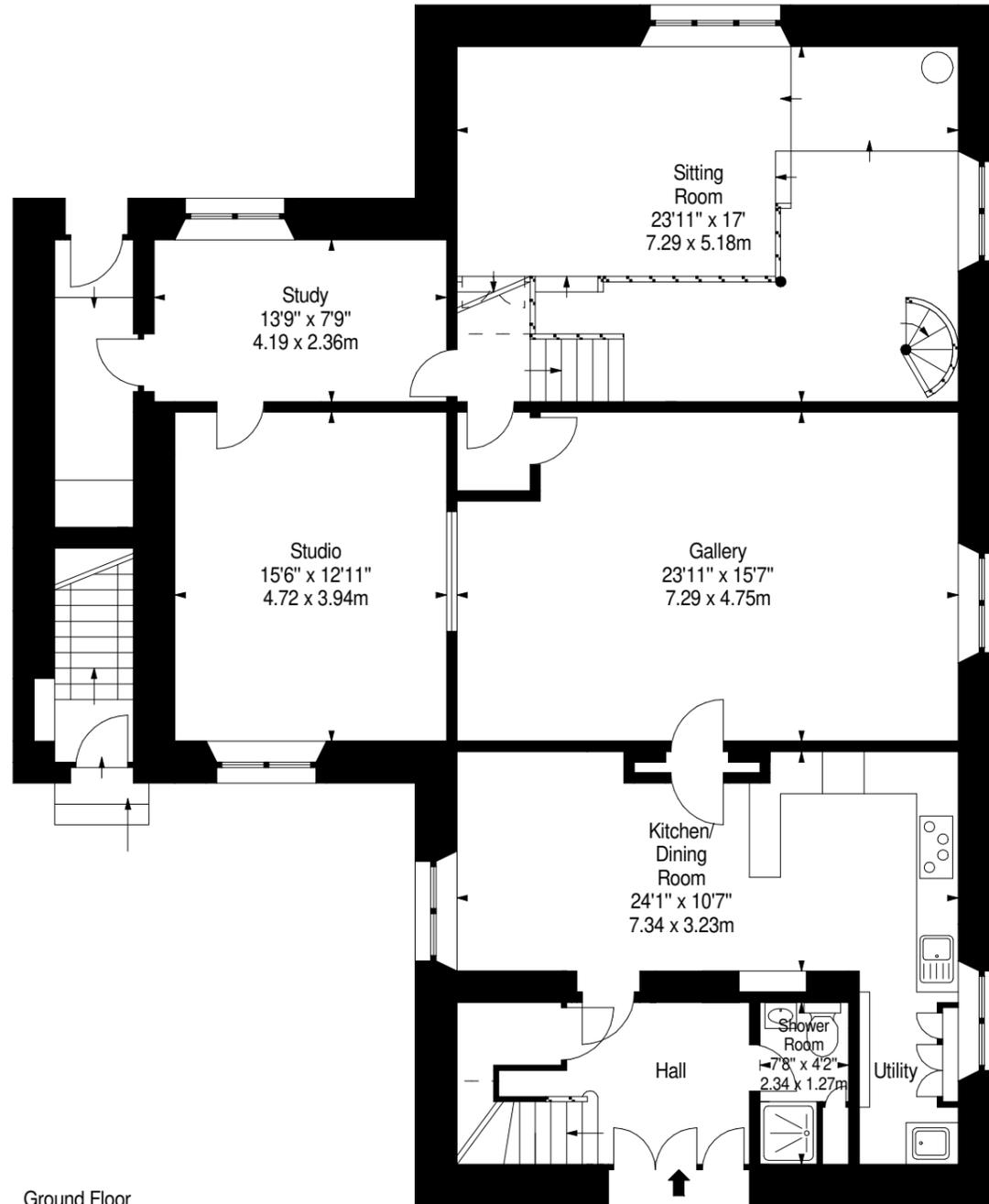


Approx. Gross Internal Area  
3258 Sq Ft - 302.67 Sq M  
Store

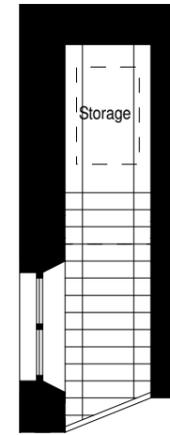
Approx. Gross Internal Area  
64 Sq Ft - 5.95 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



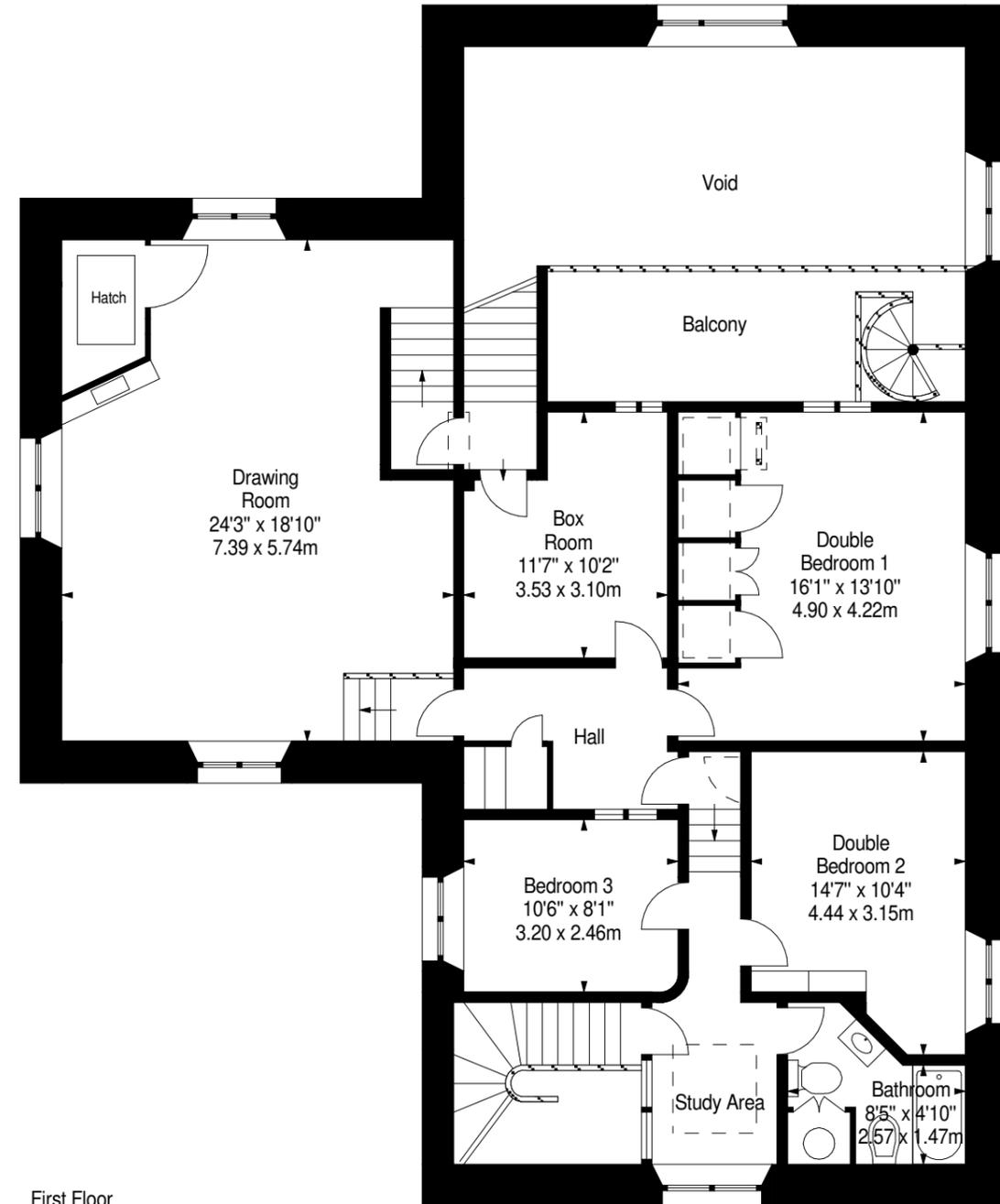
Lower Ground Floor



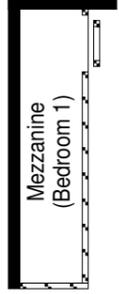
Ground Floor



Ground Floor  
Half Landing



First Floor





In addition to this, the property benefits from large garden grounds, excellent parking, an electric car charging point and a separate gatehouse which could be additional storage or purposed as a home office/ workshop. The property has been extremely well looked after by the current owners who have retained the property for many years and if only the walls could talk as there have been some notable artists record in the property.

The property is expected to be of particular interest given the exclusivity and early viewing is recommended to avoid disappointment.

## THE LOCATION

Although falling into the Gorebridge postcode, the property is located in the conservation area of Temple and Carrington, in the picturesque village of Temple. The name "Temple" refers to its historical connection to the Knights Templar and it was known anciently as "Balantrodach", from the Scottish Gaelic "Baile nan Trodach", which means "town of the warriors", again a reference to the Knights Templar. Temple Village have an active community and a village hall which holds monthly events, it also has a busy nursery and playgroup. The stunning Gladhouse and Rosebery reservoirs are also close by amenities.

Gorebridge itself is a slightly larger town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. Gorebridge has a good selection of shops and services including Post Office facilities. There are also excellent amenities in the market towns of Bonnyrigg and Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which features a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge also has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park.





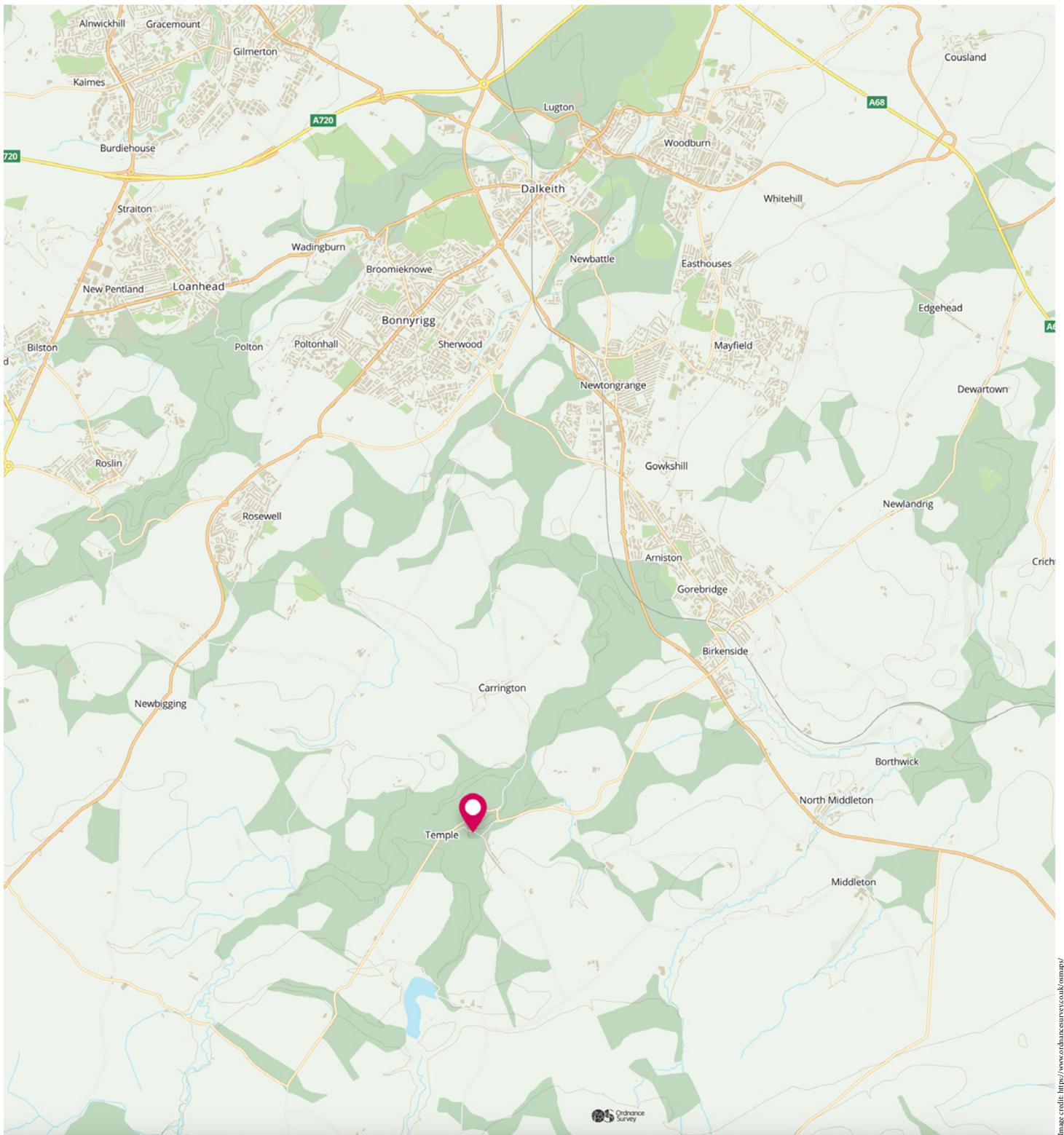


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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