

36 Birkenaside

GOREBRIDGE, MIDLOTHIAN, EH23 4JB



This one-bedroom upper villa with a private garden and driveway is an excellent opportunity for a first-time buyer or investor



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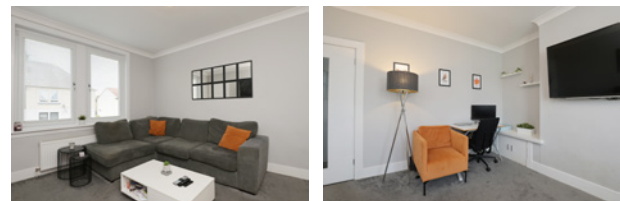


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McEwan Fraser is delighted to present this one-bedroom upper villa with a private garden and driveway. An excellent opportunity for a first-time buyer or investor, the property is presented to the market in good internal order and also benefits from gas central heating and double glazing.

THE LIVING ROOM



Accommodation is focused on a generous living room which boasts contemporary décor and excellent levels of natural light. There is plenty of space for a large suite and supporting furniture.

THE KITCHEN & VIEW



The separate kitchen has a good range of base and wall-mounted units arranged around freestanding appliances. There is plenty of prep and storage for the aspiring chef.





The bedroom is a generous double with a large fitted wardrobe, contemporary décor, and plenty of space for a full suite of bedroom furniture. The accommodation is completed by a stylish modern shower room.

THE SHOWER ROOM



THE BEDROOM

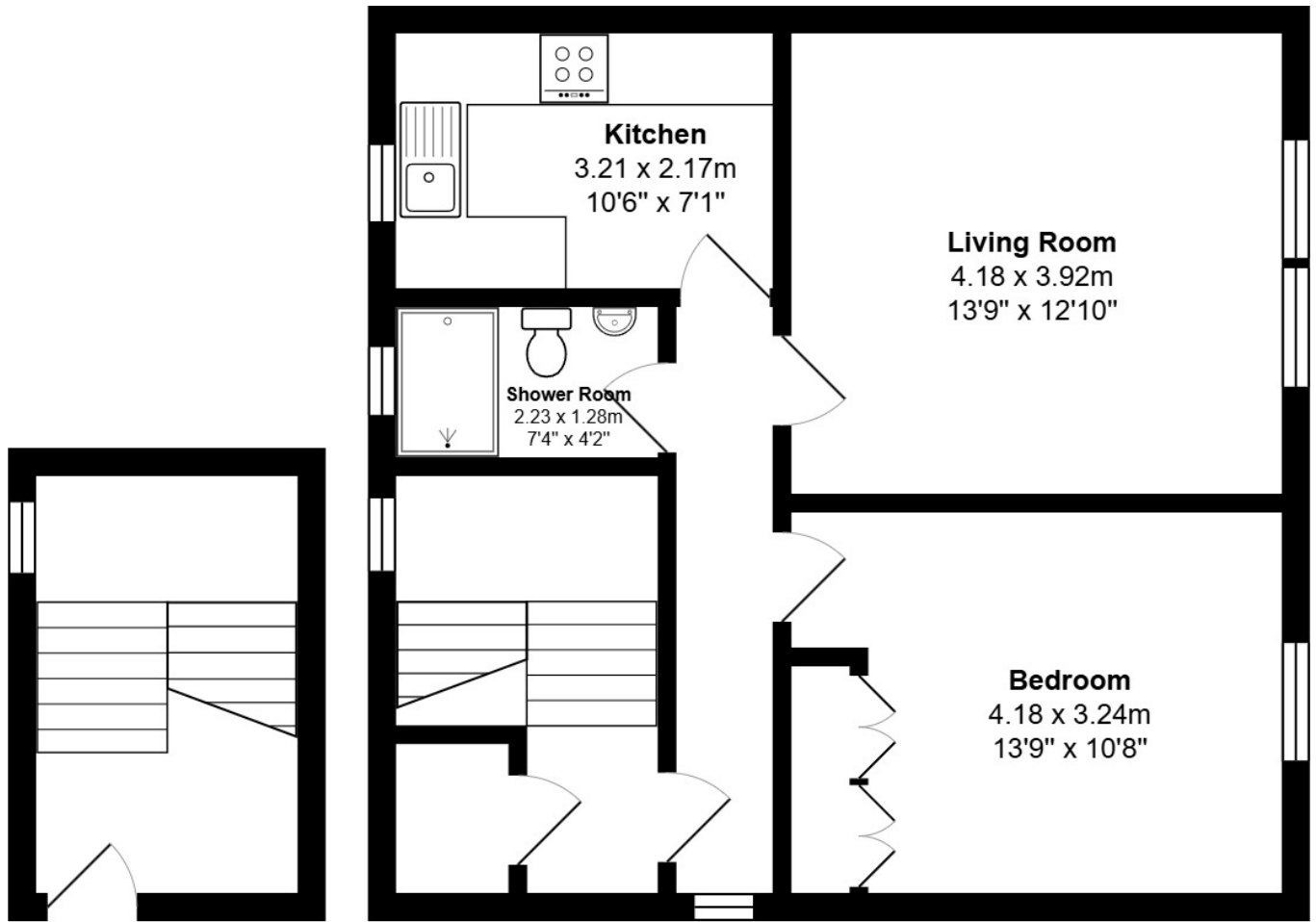


Externally, there is a large monobloc driveway with comfortable parking for a couple of cars or vans, a large private garden which is laid to lawn.

EXTERNALS

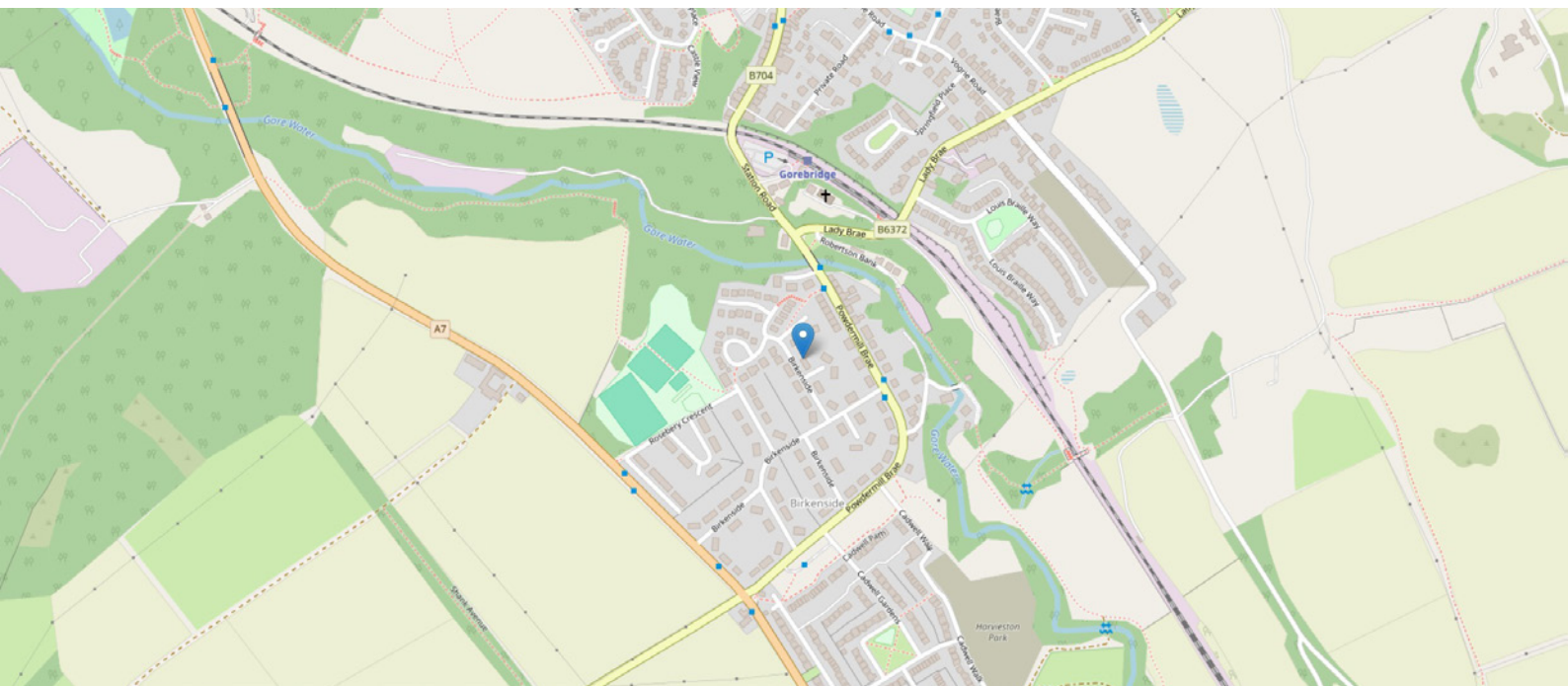


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

Gorebridge is a small 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.





The town itself has a good selection of shops and services, including banking and Post Office facilities, and there are also excellent amenities in the market town of Bonnyrigg and Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. There is also a swimming pool at nearby Newbattle.

In recent years, the road network has improved significantly, and as a consequence, the City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the new Borders Railway with regular train services into Edinburgh. There is also a regular and frequent bus service to Edinburgh itself, and the car journey takes between twenty and thirty minutes, except at peak times.



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