

# 1 Deanbank Place

GOREBRIDGE, MIDLOTHIAN, EH23 4HF



*SPACIOUS FIVE BED SEMI-  
DETACHED HOUSE*



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McEwan Fraser is delighted to present this spacious, five-bedroom, semi-detached house to the market. The property forms part of a small bespoke development within easy walking distance of Main Street and Gorebridge Train Station. Internally, the property is in need of a degree of cosmetic upgrading. Benefits include gas central heating, double glazing, and the property is offered to the market chain free.

Entering the property, you find a bright central hallway finished with wooden flooring. The main living room is to left, dining kitchen ahead, and the family room or fifth double bedroom on your right. The accommodation is focused on the main living room which boasts a feature fireplace, excellent natural light, and plenty of space for a variety of different furniture arrangements. This will give a new owner plenty of flexibility to create their ideal entertaining space. Across the hall, the family room offers further generous entertaining space and includes integrated storage. This room could easily be a fifth bedroom, formal dining room or extensive home office. To the rear, a large dining kitchen occupies the full width of the property. There is a generous range of base and wall-mounted units with integrated appliances including a fridge freezer, dishwasher, oven, grill, and five-ring gas hob. Ground floor accommodation is completed by a WC off the hallway.



*"...ACROSS THE HALL, THE FAMILY ROOM OFFERS FURTHER GENEROUS ENTERTAINING SPACE AND INCLUDES INTEGRATED STORAGE. THIS ROOM COULD EASILY BE A FIFTH BEDROOM, FORMAL DINING ROOM OR EXTENSIVE HOME OFFICE..."*





**Kitchen/Diner**









Climbing the stairs, the first-floor landing gives access to four bedrooms and the family bathroom. Bedroom one is a generous double with a large integrated wardrobe that further benefits from an en-suite shower room. Bedrooms two and three are further generous double bedrooms with integrated wardrobes. Bedroom four is a good-sized single with storage cupboard. Accommodation is completed by the bathroom which boasts a three-piece white suite.

Externally, the property boasts a mono-block driveway that can easily accommodate two cars. There is a fully enclosed rear garden that is partially laid to lawn.





**Bedroom 1**







**Bedroom 2**





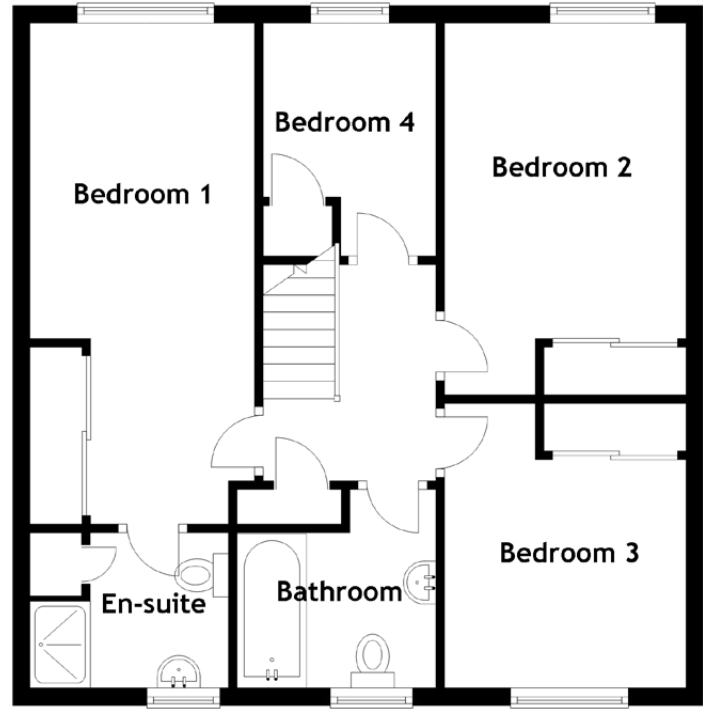
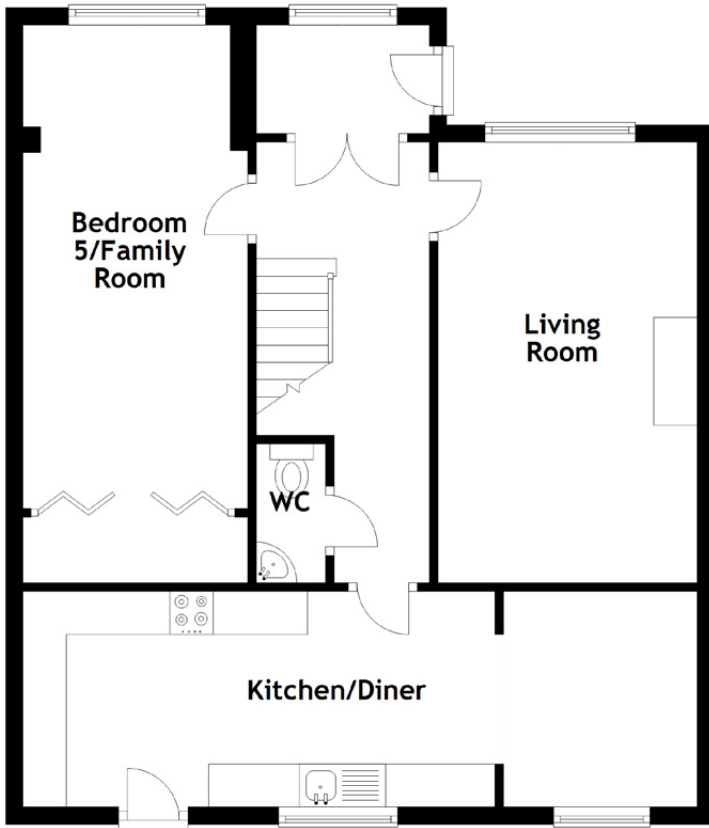
**Bedroom 3**





**Bedroom 4**





### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	7.80m (25'7") x 2.50m (8'2")
Living Room	5.10m (16'9") x 3.00m (9'10")
Bedroom 5/Family Room	5.60m (18'4") x 2.60m (8'6")
WC	1.60m (5'3") x 0.80m (2'8")
Bedroom 1	5.80m (19') x 2.60m (8'6")
En-suite	2.30m (7'7") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 1.80m (5'11")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.00m (6'7")
Bedroom 4	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>

EPC Rating: C



**The Garden**







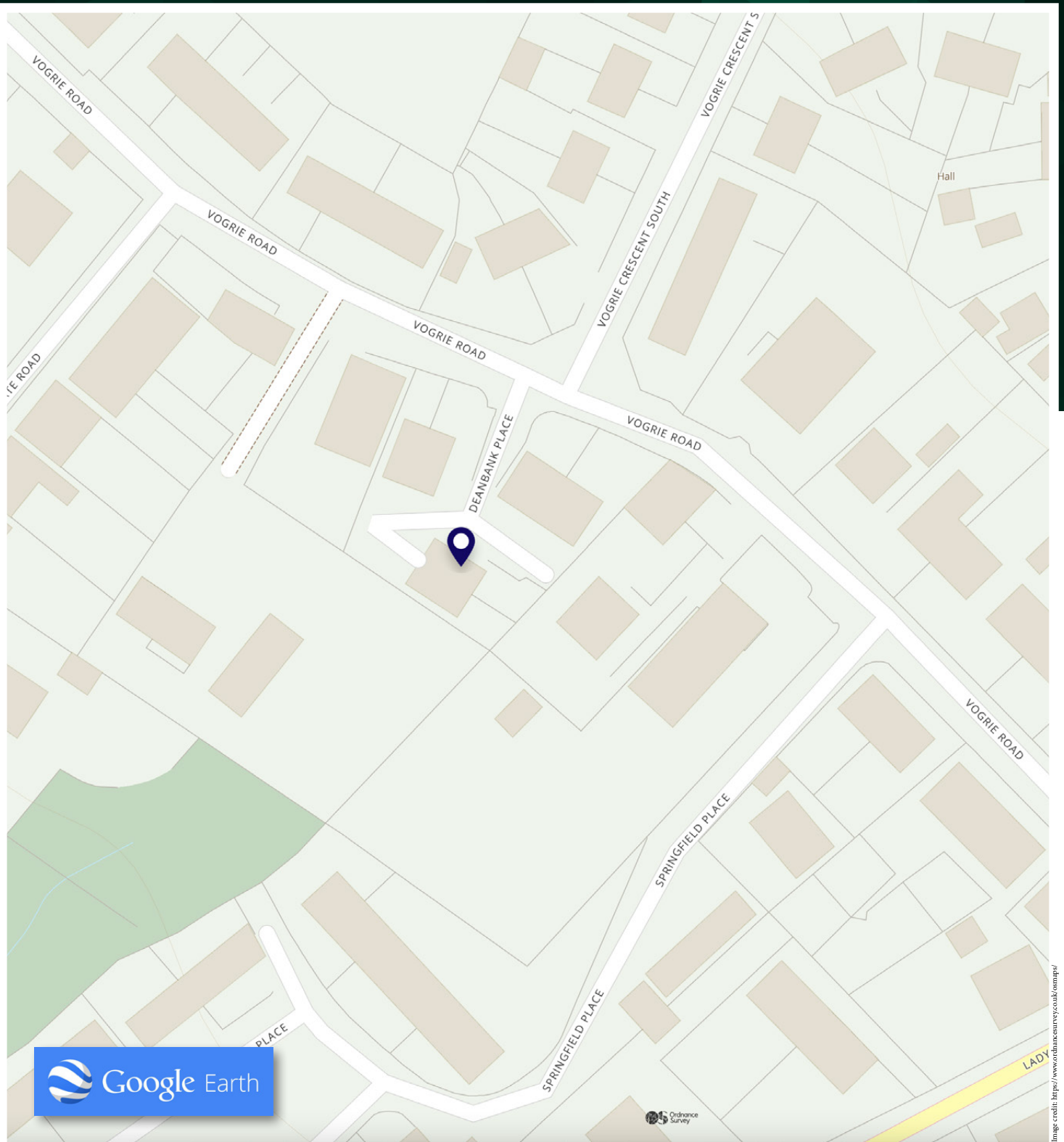


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Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns 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 also 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 majorly 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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