

20c Main Street

GOREBRIDGE, MIDLOTHIAN, EH23 4BY



*Spacious One-Bedroom Studio Flat in
Gorebridge, Midlothian*



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McEwan Fraser Legal is delighted to present this one-bedroom studio flat to the market in Gorebridge.

THE LIVING ROOM/KITCHEN



Inside, the property comprises a fully equipped open-plan living room/kitchen, offering various possibilities for furniture arrangements and the kitchen is fitted with a fan oven, electric hob and white goods.

THE SHOWER ROOM



The property has a bedroom area which accommodates a double bed and has integrated storage. There is a main three-piece shower room which has been upgraded by the current owner and is in modern condition.



THE BEDROOM



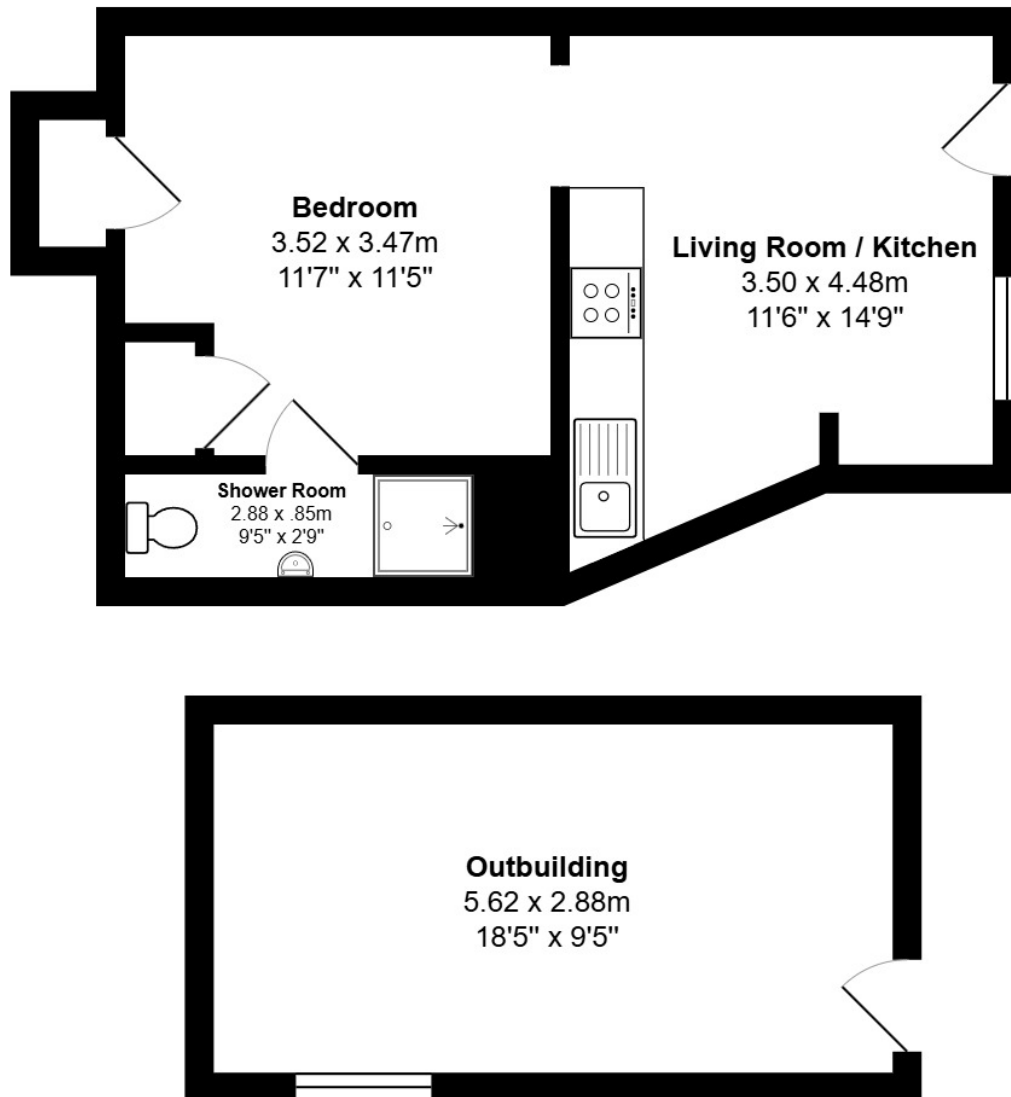
The property boasts a generous outbuilding and private garden area, which makes for a flexible space, from “spare room” to home office or home gym. With a little tender loving care, the space could be transformed.

In addition to this, the property includes double-glazed windows, electric heating and is an excellent first-time buy or buy-to-let property.

EXTERNALS & OUTBUILDING

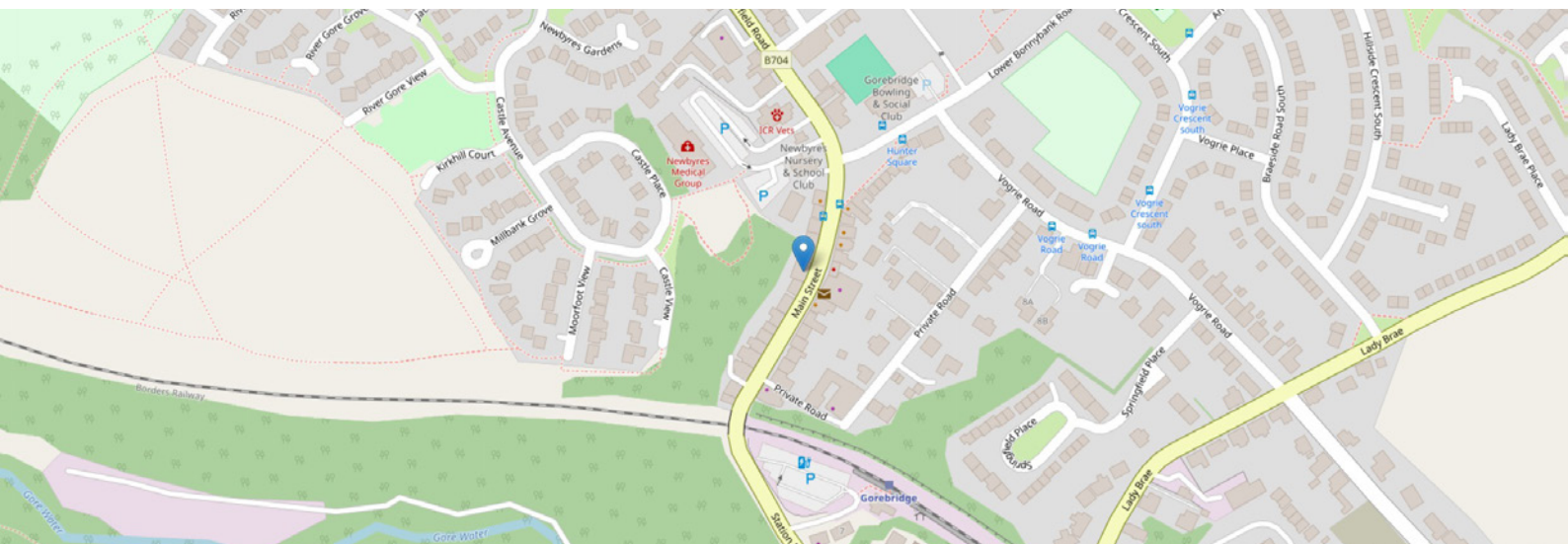


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 31m² | EPC Rating: C



THE LOCATION

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some 10 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 itself has a good selection of shops and services, including banking and post office facilities, and 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 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. There is a regular and frequent bus service to Edinburgh itself, and the car journey takes between 20 and 30 minutes except at peak times.

All in all this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.



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