McEwan Fraser Legal
Solicitors & Estate Agents

22 South Quarry Mews

GOREBRIDGE, EH23 4GW

Beautifully presented four-bedroom detached home boasting spacious interiors, ample parking and fantastic garden space

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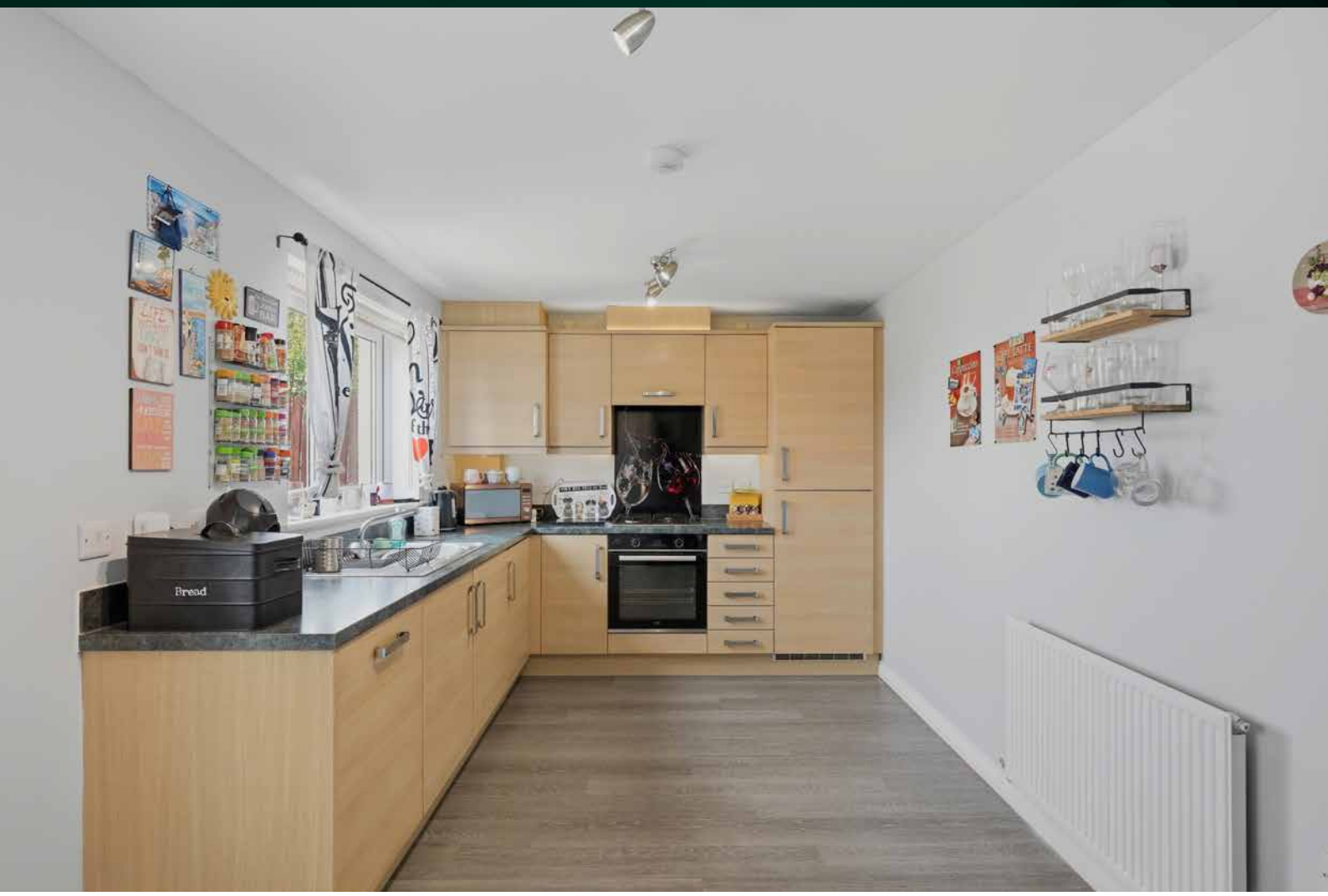
Nestled within a sought-after residential development in Gorebridge, this impressive four-bedroom detached family home offers generous living accommodation, excellent outdoor space, and a superb layout perfectly suited to modern family living.

A substantial driveway provides off-street parking for multiple vehicles and leads to a garage, while the well-maintained front garden creates an attractive first impression.

THE LOUNGE

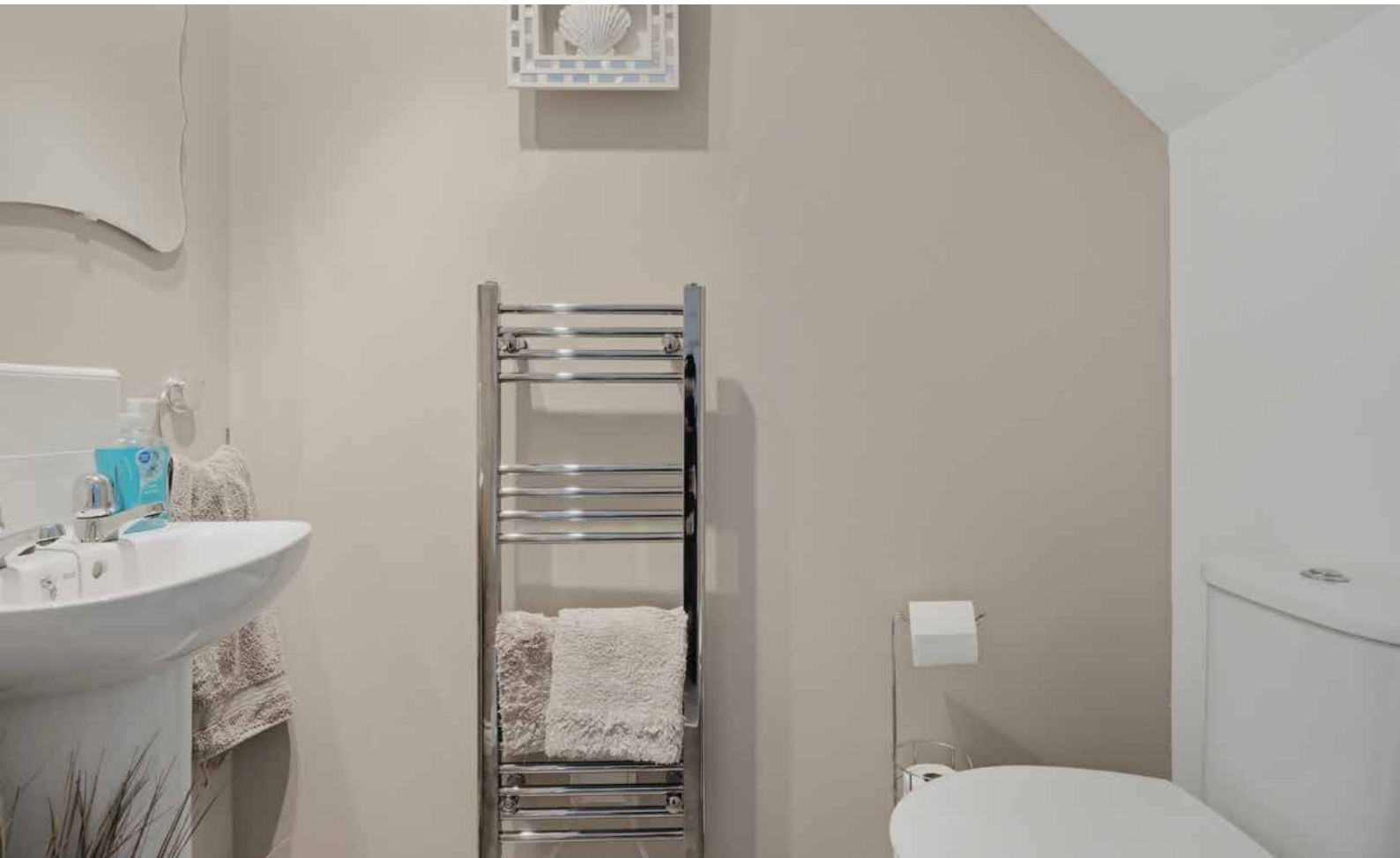
The ground floor is designed with both comfort and practicality in mind. The lounge provides an ideal setting for relaxing or entertaining.

THE KITCHEN/DINER



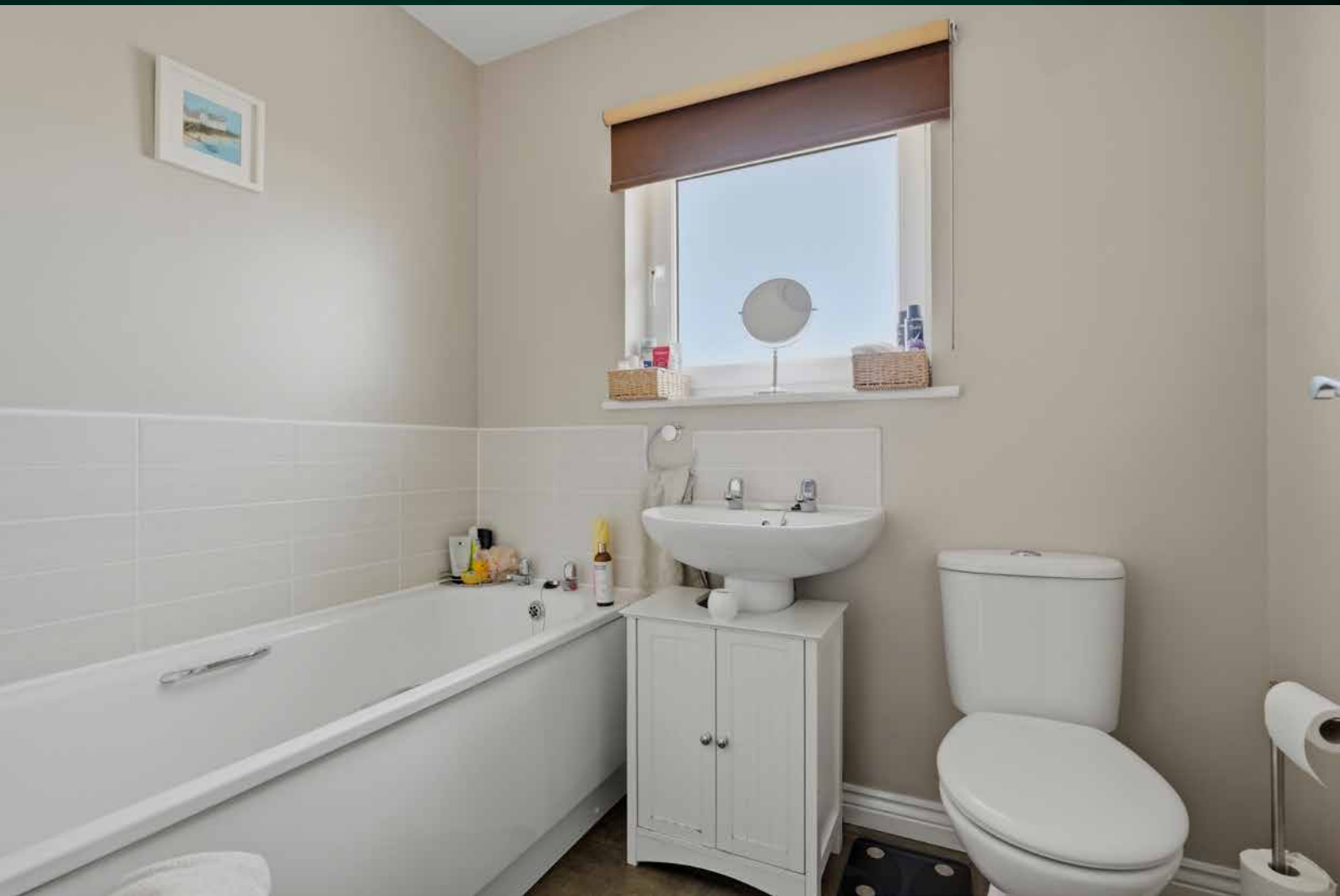
The spacious kitchen/ dining room has been thoughtfully designed to maximise both storage and workspace, with ample room for family dining. A bright and welcoming reception room features patio doors opening directly onto the rear garden, creating a wonderful indoor-outdoor connection and allowing natural light to flood the space. A convenient WC completes the ground-floor accommodation.

THE RECEPTION ROOM & WC

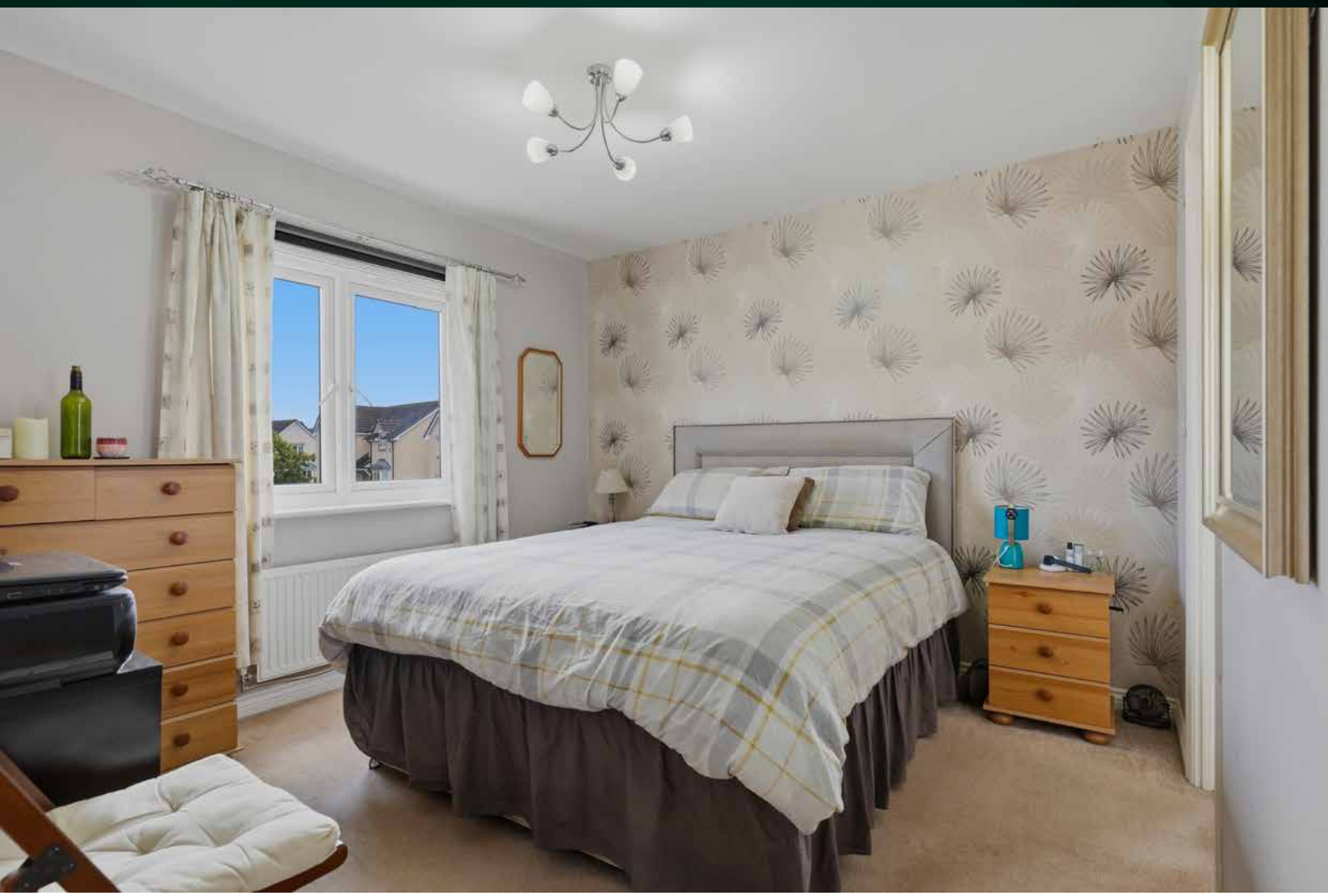


A staircase leads to the upper level, where four well-proportioned bedrooms provide excellent family accommodation. The generous master bedroom benefits from its own en-suite shower room, while bedroom two features built-in storage. The remaining bedrooms are served by a modern family bathroom.

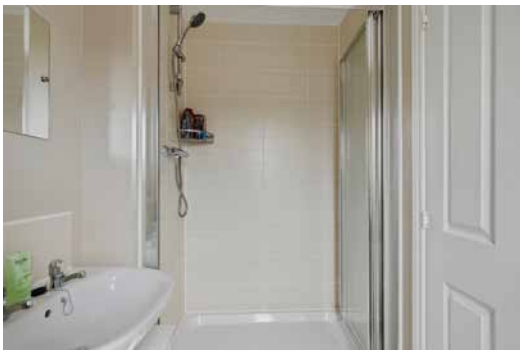
THE BATHROOM



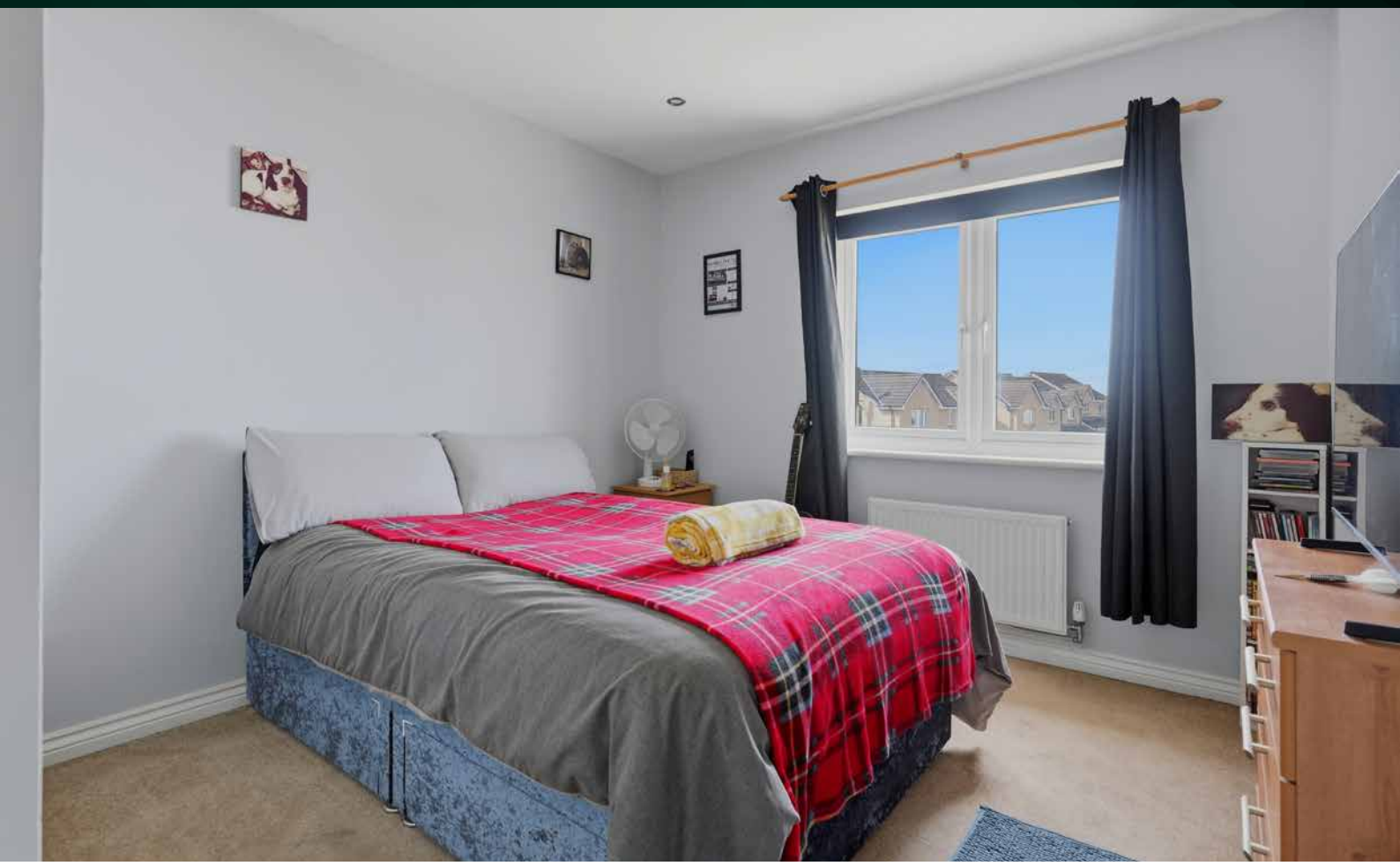
THE MASTER BEDROOM



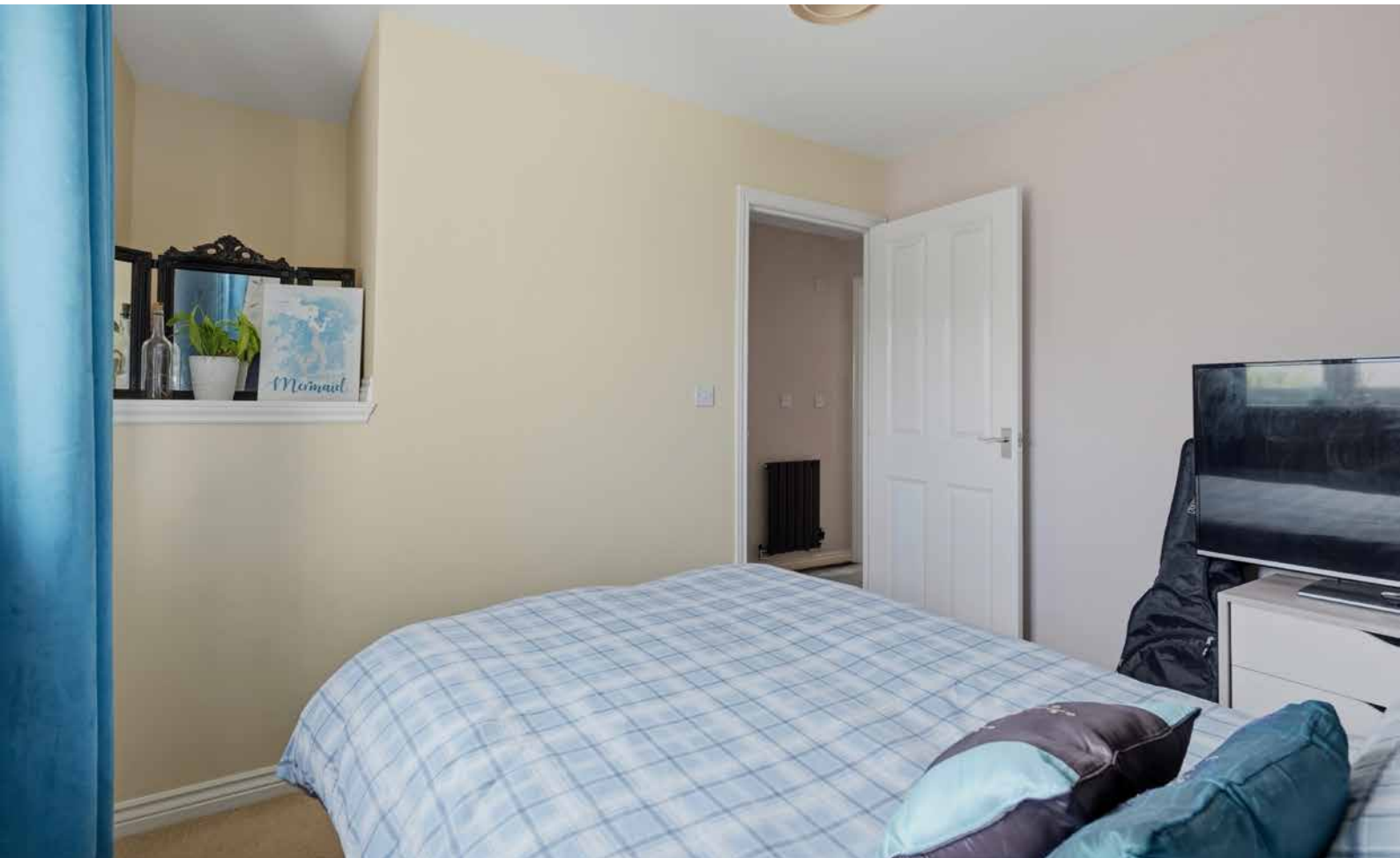
The generous master bedroom benefits from its own en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4

Externally, the property continues to impress with a fully enclosed rear garden that has been beautifully maintained. Offering a superb mix of decking, patio, and lawn areas, the garden provides the perfect setting for outdoor dining, entertaining, and family enjoyment. A garden shed offers additional storage, while the secure fencing creates a safe and private environment.

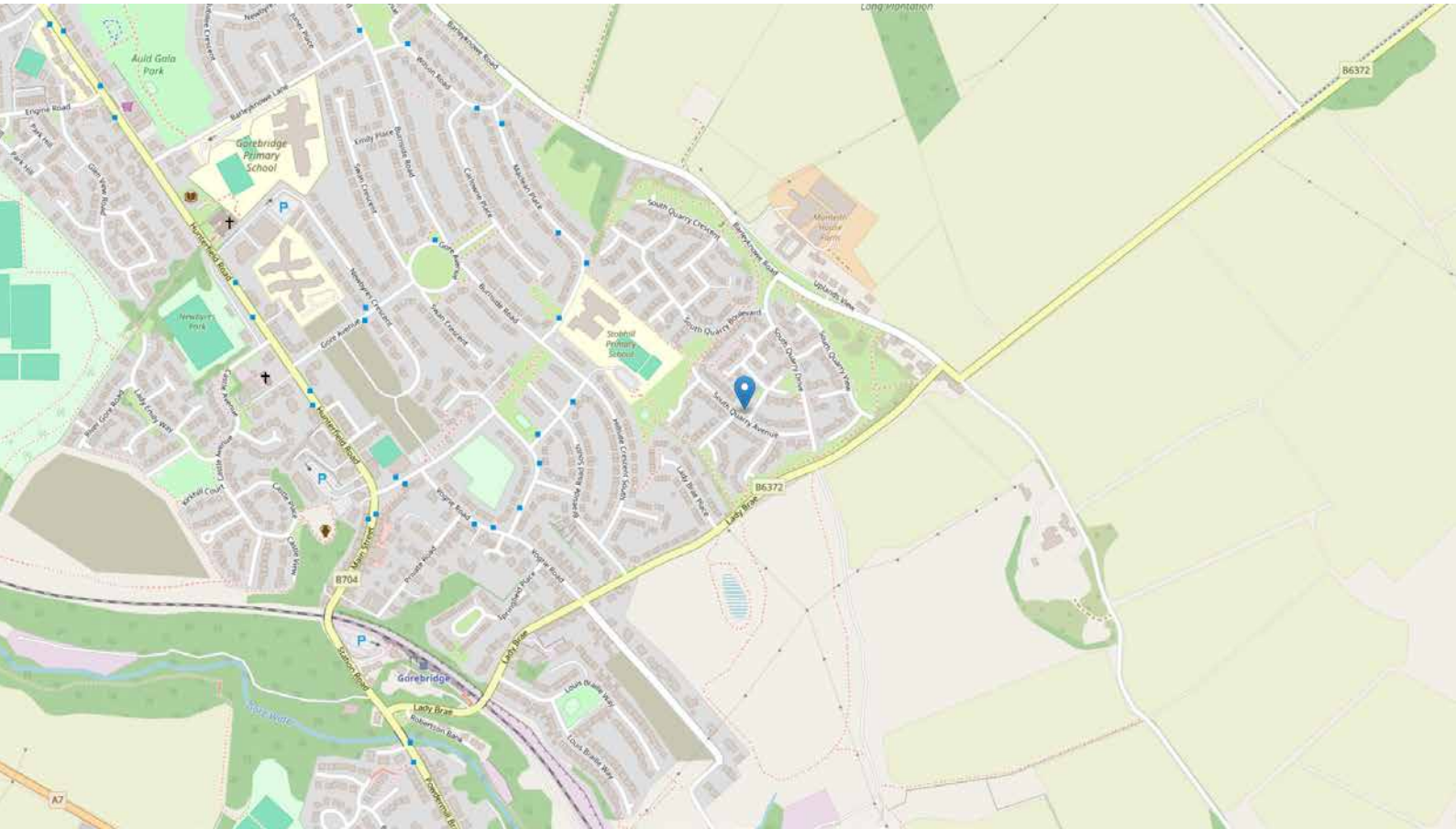
Combining spacious interiors, excellent outdoor space, and a desirable residential location, this fantastic detached home represents an ideal opportunity for families seeking a property ready to move into and enjoy.

EXTERNALS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 114m^2 | EPC Rating: C



THE LOCATION

22 South Quarry Mews enjoys an excellent position within a modern and highly regarded residential development in Gorebridge, offering the perfect balance of peaceful village living and convenient access to Edinburgh. The area is particularly popular with families thanks to its friendly community atmosphere, nearby schools, parks, and excellent local amenities.

Gorebridge benefits from a wide range of everyday conveniences, including supermarkets, cafés, leisure facilities, and healthcare services, while the nearby Gorebridge Railway Station provides regular links into Edinburgh city centre, making it an ideal location for commuters. The surrounding Midlothian countryside also offers beautiful walking and cycling routes, giving residents the opportunity to enjoy outdoor living right on their doorstep.

Combining generous family homes, green open spaces, and strong transport connections, South Quarry Mews is a sought-after address for those looking to enjoy a relaxed lifestyle without sacrificing accessibility.

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