

SIMPSON & MARWICK



4 Vogrie Place, Gorebridge, Midlothian, EH23 4DH



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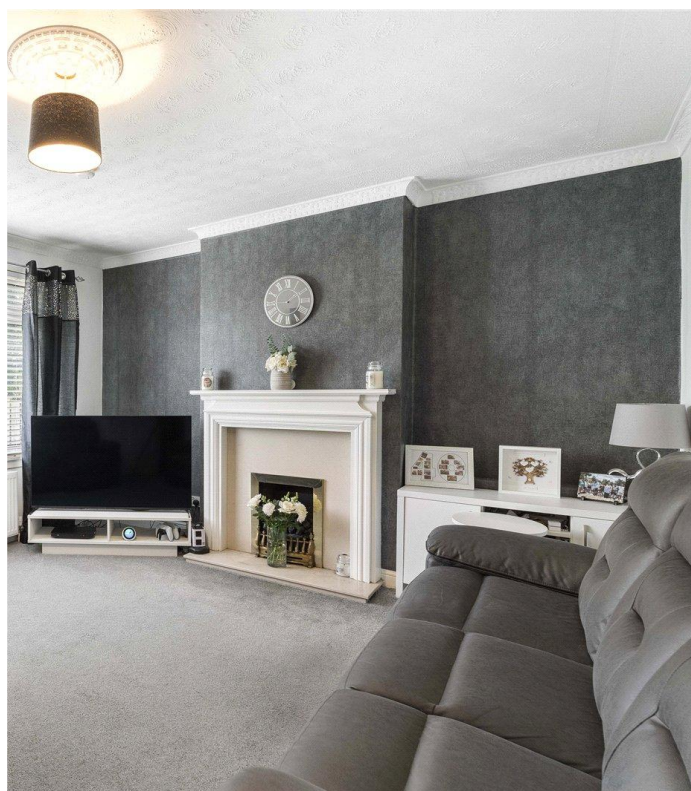
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EPC: D (62)

Council Tax - C

Charming 3-bedroom semi-detached house with spacious living in Gorebridge.



- Semi-detached house
- Welcoming lounge
- Modern kitchen
- Three bedrooms
- Bathroom 3-piece suite
- Gas central heating
- Double-glazed windows
- Private gardens
- On-street parking
- Single driveway

This well-presented semi-detached house offers comfortable family living in the desirable area of Gorebridge.

On the ground floor, you will find a welcoming lounge complete with an integrated induction hob, as well as a modern kitchen ideal for preparing family meals. Additionally, there is a convenient bathroom on this level, catering to the needs of a busy household.

The first floor houses three generous bedrooms offering ample space for family members or guests. The attic provides useful additional storage space.

The property boasts double-glazed windows and benefits from efficient gas central heating. Outside, the private gardens include an outdoor tap and two small sheds, providing plenty of outdoor storage space. Ample parking is available with both on-street options and a single driveway, adding to the practicality of this delightful home.

Location

Situated in the charming town of Gorebridge, Midlothian, this property enjoys a peaceful setting while being conveniently close to local amenities. The area boasts excellent transport links to Edinburgh and surrounding towns, making it an ideal location for commuters.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

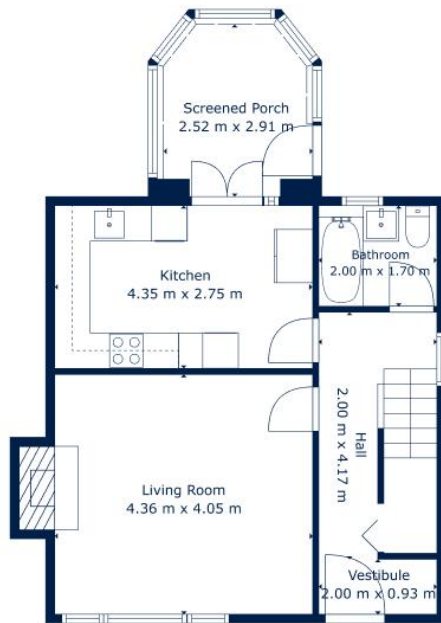
Viewing Details

By appointment contact Simpson & Marwick

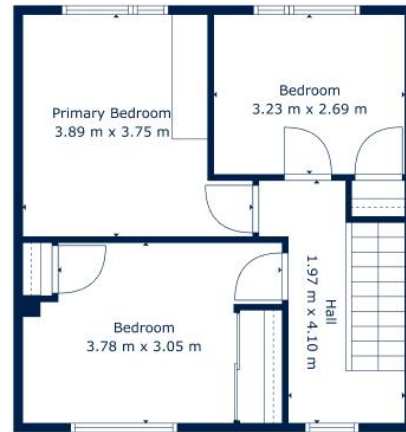


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Ground Floor



1st Floor

For identification purposes only.
Not to scale.

4 Vogrie Place

Gorebridge, Midlothian, EH23 4DH

Approx. Gross Internal Area:
968.752 Sq Ft (90 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		