



14 Lady Brae
GOREBRIDGE | MIDLOTHIAN | EH23 4HT


warners
solicitors & estate agents





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Occupying a peaceful position on a tree-lined road, this distinguished detached Victorian home, dating from circa 1890, offers a rare combination of architectural character, modern comfort, exceptional privacy and effortless connectivity to Edinburgh.

The house has retained an exceptional degree of its original Victorian heritage, including seven period fireplaces, elegant cornicing, bay windows and its original staircase and timber floors, professionally restored in 2016. Importantly, this heritage has not come at the expense of modern comfort. Thoughtfully upgraded and meticulously maintained, with high-quality modern windows throughout, the house is remarkably bright, warm and spacious - combining the craftsmanship of a period home with the comfort and ease of contemporary family living.

The generous accommodation includes an elegant bay-windowed lounge, formal dining room with wood-burning stove, beautifully appointed dining kitchen, four spacious double bedrooms and two bathrooms.

The property is set within approximately 2,000 sq m (around half an acre) of fully enclosed, beautifully established grounds. Mature trees and planting create a wonderful sense of seclusion, while generous lawns and paved seating areas provide ample space for family life, al fresco dining and entertaining. A recently completed private driveway provides parking for five to six cars and leads to a detached garage with a new roof.

For all its privacy and tranquillity, the house is exceptionally well connected. Gorebridge railway station is just a leisurely five-minute walk away, with direct trains reaching Edinburgh Waverley in approximately 25 minutes. Open countryside and local amenities are also within easy reach. What sets this home apart is the balance it achieves so successfully: the authenticity and craftsmanship of a Victorian house, the warmth and comfort of a thoughtfully modernised home, the privacy of substantial enclosed grounds and remarkably convenient access to Edinburgh.

A beautifully preserved and meticulously maintained period home, ready to be enjoyed for generations to come.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Distinguished detached Victorian home
- Four spacious double bedrooms and two bathrooms
- Approximately 2,000 sq m (around half an acre) of private, fully enclosed grounds
- Five-minute walk to Gorebridge railway station
- Edinburgh Waverley approximately 25 minutes by direct train
- Thoughtfully modernised, bright and warm while retaining exceptional period character
- Seven original Victorian fireplaces, original staircase and professionally restored timber floors
- Peaceful tree-lined setting close to open countryside
- Recently completed driveway with parking for five to six cars
- Detached garage with new roof
- Immaculate move-in condition

Extras included in this sale are:

- Fitted kitchen units
- Built-in oven
- Washing Machine
- Wood-burning stove in the dining room
- Fitted wardrobes
- Bathroom fittings
- Curtain poles and rails
- Blinds
- Fireplace surrounds and original period fireplaces
- Light fittings in the upstairs bedrooms
- Dishwasher

All other chandeliers and decorative light fittings throughout the property may be available by separate negotiation.



The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.

Energy Rating D | Council Tax Band E.
There is no Factor Associated with this property.





