



Solicitors & Estate Agents



Offers Over

£240,000

5 Temple Park

Temple | Midlothian | EH23 4SG

Set within the historic conservation village of Temple, this charming semi-detached cottage enjoys a wonderfully peaceful setting, with delightful private gardens and a superb open outlook. Combining character, comfort and remarkable views, with all the ingredients of a genuine escape to the country, yet within easy reach of transport and amenities.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private Gardens
-  Free on street parking
-  EPC Rating – E
-  Council Tax Band - C



Description

The front door is to the rear of the building and the accommodation opens into a welcoming hallway with useful under-stair storage and attractive and practical slate flooring. The attractive reception and dining room is centred around a log-burning stove with oak flooring, while a sliding door connects to the kitchen, allowing the two spaces to work particularly well for sociable, open-plan living when desired. The classic Shaker-style kitchen is painted in Farrow & Ball tones and includes an integrated oven and hob, with the remaining appliances also included. Also on the ground floor is a comfortable double bedroom, also with oak flooring and a modern bathroom with white suite and shower over the bath. Upstairs, a particularly generous double bedroom makes the most of the cottage's elevated position, enjoying far-reaching views towards the coast with a dedicated area offering flexible use, ideal as home office space or a cosy reading nook. Extensive storage is provided within the eaves, which are floored and lined. Benefits on offer include full double glazing and electric heating ensuring year-round comfort



Extras

The fitted floor coverings, light fittings and kitchen appliances are to be included in the sale.

Gardens & Parking

Outside, the cottage has charming private gardens to both the front and rear. To the front, the house is set back from the village street beyond an attractive communal garden, which comes alive with spring bulbs and adds considerably to the sense of seclusion. Ample free on street parking is available.

Viewing

By appointment. Please contact Neilsons 0131 625 2222





Location

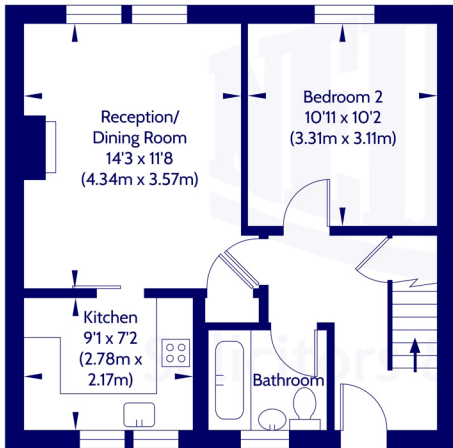
Temple is a particularly picturesque conservation village surrounded by the rolling Midlothian countryside and the wooded valley of the River South Esk. Rich in history, the village has origins closely associated with the Knights Templar, whose Scottish headquarters were established here in the 12th century. Its collection of traditional stone cottages, historic church and beautiful rural surroundings give Temple a wonderfully timeless character.

Despite its peaceful country setting, Temple remains well placed for everyday amenities and connections. Gorebridge lies within easy driving distance and provides a good range of local shops and services, together with a station on the Borders Railway. Regular rail services provide convenient connections north to Edinburgh Waverley and south through the Scottish Borders to Galashiels and Tweedbank, making the area an appealing option for those wishing to combine country living with access to the capital. The wider area offers excellent opportunities for walking, cycling and enjoying the outdoors, with quiet country lanes, woodland and riverside scenery close at hand. Vogrie Country Park is also readily accessible, while the A7 provides a useful road link towards Edinburgh and the Borders. Temple consequently offers a rare balance: the atmosphere and outlook of a small rural village, yet with the amenities and transport connections of Midlothian within easy reach.

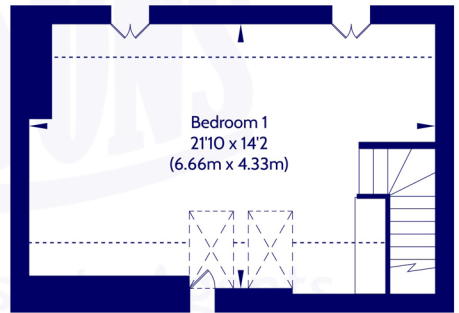




Approx. Gross Internal Floor Area 73 Sq M / 786 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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