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Offers Over

£315,000

6 South Quarry View

Gorebridge | Midlothian | EH23 4GT

Set within a highly regarded modern residential development in the popular Midlothian town of Gorebridge, this impressive executive detached villa occupies an elevated position, enjoying attractive open aspects to both the front and rear. Offering a driveway, integral garage and generous, flexible accommodation extending over two levels, the property represents an outstanding family home, ideally placed for excellent local amenities, schooling and transport links.

- 4 Bedrooms
- 3 Public Rooms
- 2 Bathrooms 1 WC
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - F



Description





A welcoming entrance hallway creates an excellent first impression and features a carpeted staircase, cleverly designed understair storage and a convenient ground floor WC. To the front of the property is a bright and spacious living room, finished in modern neutral décor with fitted carpeting, providing an inviting space for both everyday family life and entertaining. The heart of the home is the generous breakfasting kitchen, fitted with an excellent range of wall and base units, complemented by ample worktop space and a selection of integrated and freestanding appliances. There is plenty of room for informal dining, while direct access leads to a separate formal dining room with glazed doors opening onto the rear garden. Currently utilised as a playroom, this versatile room offers excellent flexibility and could equally serve as a dining room, family room, double bedroom or home office to suit the needs of the new owner. The first floor hosts four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes, additional storage and a contemporary en-suite shower room with a generous double shower enclosure. A further double bedroom enjoys a front-facing aspect overlooking the attractive communal green space, while the remaining two bedrooms are positioned to the rear, taking full advantage of the property's elevated position and pleasant open outlooks. One of these bedrooms also benefits from built-in wardrobes. Completing the accommodation is a well-appointed family bathroom fitted with a modern three-piece white suite.

The common grounds of the development are maintained by Scottish Woodlands at a cost of £20.24pcm.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings together with the fridge/freezer and dishwasher.

Gardens, Garage & Driveway

Externally, the property enjoys a private driveway leading to the integral garage, together with a neatly maintained decorative front lawn. To the rear, the fully enclosed garden provides a wonderful outdoor space, featuring a patio area ideal for alfresco dining, a level lawn, mature trees and planting creating a high degree of privacy, and a greenhouse for those with an interest in gardening.There is also small storage shed to the side of the property.

Viewing

By appointment through Neilsons (0131 625 2222).







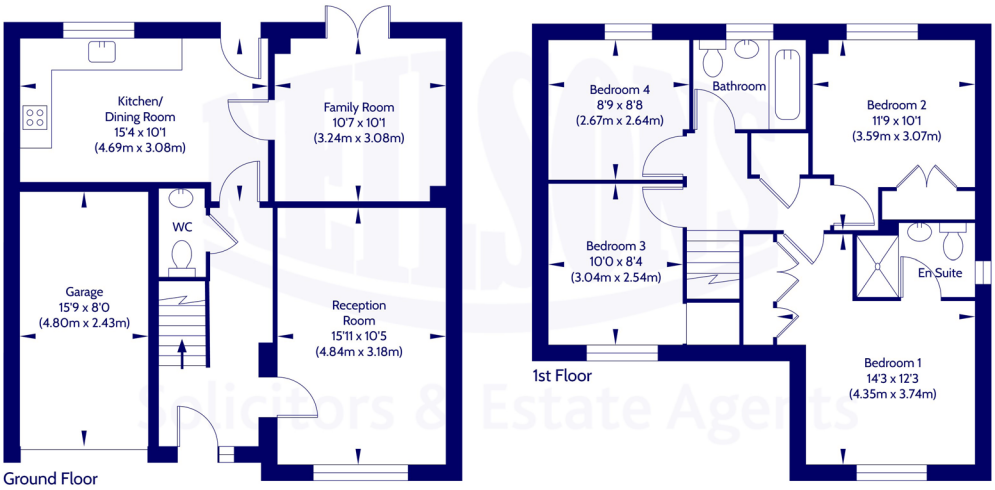
Location





Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and City Bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options

Approx. Gross Internal Floor Area 104 Sq M / 1128 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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