

McDougall McQueen
solicitors & estate agents

47 Glen View Road, Gorebridge, EH23 4BS

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Welcome

Enjoying a peaceful position within a quiet residential estate in Gorebridge, this two-bedroom lower villa offers an excellent opportunity for first-time buyers, couples, downsizers and those seeking a comfortable home in a pleasant setting. The property benefits from private gardens to the front and rear, providing ideal spaces for outdoor relaxation, gardening or entertaining during the warmer months. An attractive open countryside outlook adds to the appeal, creating a lovely sense of space and a welcome connection with the surrounding landscape. Allocated parking is available within the development, offering added convenience for homeowners. Situated within a tranquil residential setting, the property combines the appeal of a peaceful neighbourhood with the opportunity to enjoy the surrounding countryside. Early viewing is recommended to fully appreciate the setting and potential of this appealing home.

- Reception hallway
- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Electric heating
- Double glazing
- Allocated parking
- Private front and rear gardens







Gorebridge

Gorebridge is a popular Midlothian town offering a pleasant balance of semi-rural living and convenient access to Edinburgh and the surrounding areas. Set amidst attractive countryside, the town is well suited to those seeking a quieter lifestyle while remaining within commuting distance of the capital. Local amenities include a selection of everyday services, with further shopping and leisure facilities available in nearby Dalkeith and other surrounding towns. Gorebridge railway station provides regular services towards Edinburgh and the Borders, while road links offer access to Edinburgh, the City Bypass and the wider motorway network. The surrounding countryside provides excellent opportunities for walking, cycling and enjoying the outdoors. With its welcoming community, convenient transport connections and attractive rural surroundings, Gorebridge remains a desirable location for a variety of buyers, from first-time purchasers and young families to those looking to enjoy a more relaxed pace of life.

Extras

All fitted blinds and light fittings, where present, are included in the sale.



Get in touch

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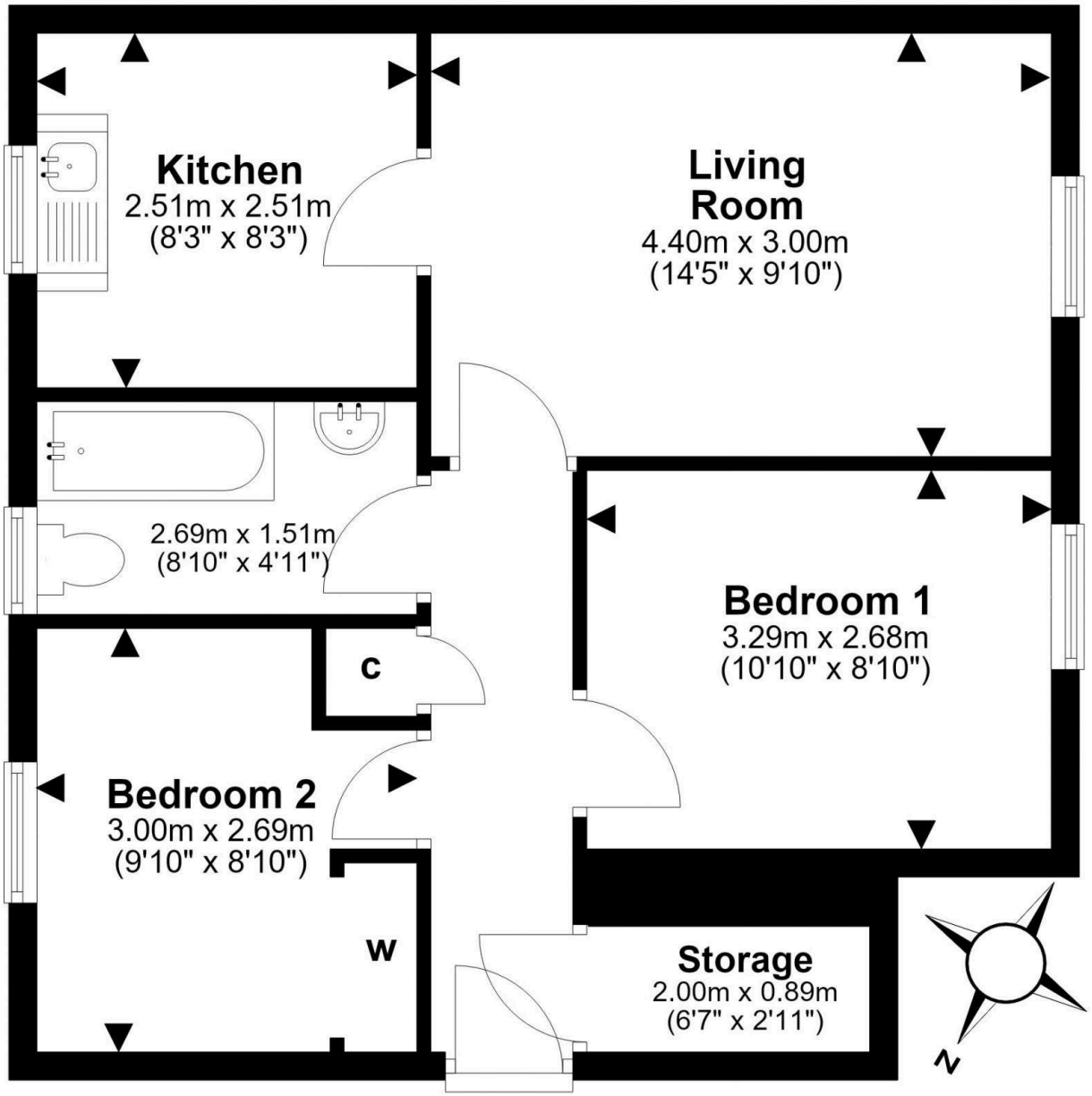
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.