

McDougall McQueen
solicitors & estate agents

31 Vogrie Crescent South, Gorebridge, EH23 4DE

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Welcome

Welcome to 31 Vogrie Crescent South - a wonderfully spacious two-bedroom semi-detached house set within the sought after rural town of Gorebridge. This property provides excellent family living over two levels combined with garden grounds to the front, side, and rear. It is ideally placed to take advantage of all the transport links, including a local train station as well as shopping and schooling that Gorebridge has on offer. The property itself will make the ideal purchase for first time buyers, professional couples and those with young families. It benefits from double glazing, gas central heating with recent boiler, and is presented in clean condition throughout. We are sure it will attract a lot of interest given the family accommodation and outside space on offer. We would therefore recommend viewing at your earliest convenience.

- Superb residential location close to schooling and other amenities
- Entrance hallway with stairs to the upper level
- Spacious living/dining room with front facing window, fireplace with wall mount electric fire
- Fitted kitchen with a range of base and wall units, store cupboard, gas hob, and oven
- Upper hallway with side window and loft access
- Main bedroom with window to the front and built-in store cupboards
- Bedroom two with window to the rear and built-in store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath, wc and sink with combined vanity unit
- Double glazing and gas central heating with recent replacement boiler
- On street parking
- Private garden grounds to the front, side and rear which are ideal for outside entertaining
- Presented in good clean condition throughout







Gorebridge

Gorebridge is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, Gorebridge train station is only a short walk away, providing direct access to Edinburgh and the Borders.



Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, integrated kitchen appliances and fridge freezer. Wardrobes in the bedrooms are also included in the sale. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.

Get in touch

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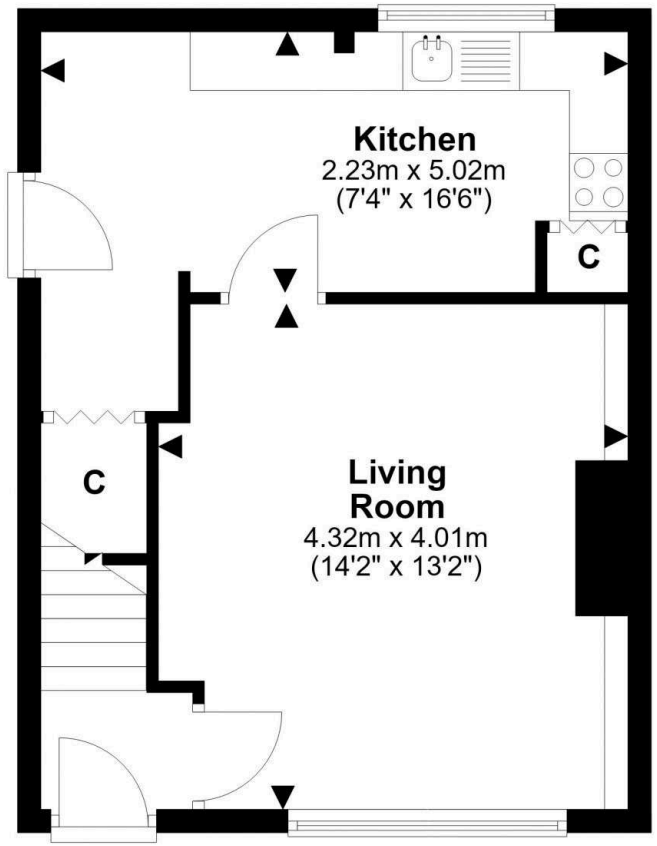
0131 240 3818

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

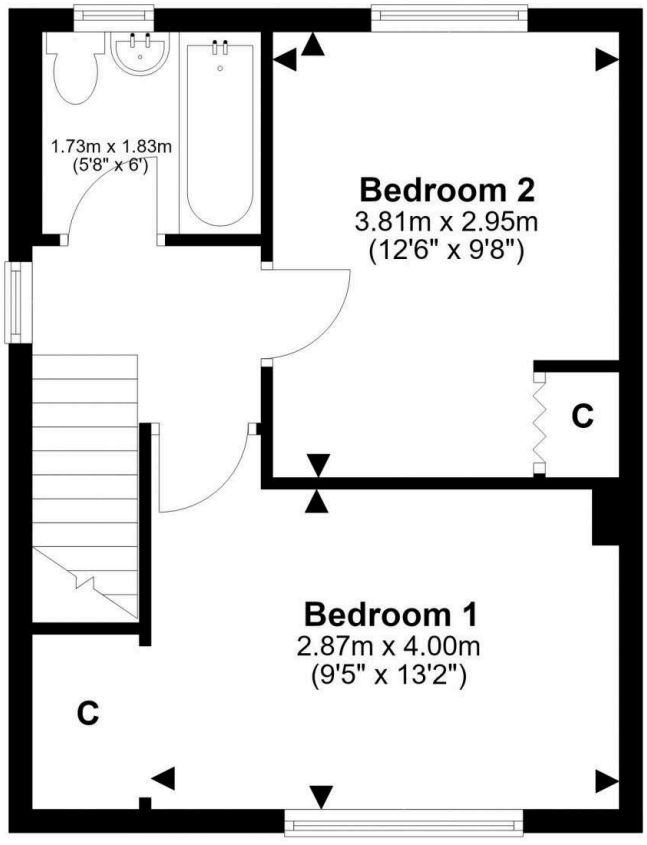
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

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.



Ground Floor



First Floor



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.