



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16 South Quarry Avenue

Gorebridge EH23 4GU

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Set with-in a quiet cul-de-sac development, this attractive detached house, enjoys a pleasant location on the edge of Gorebridge, next to rolling countryside. With four bedrooms, two bathrooms and two reception rooms, this home is perfectly suited to modern family living and is further complemented by a private driveway and an integral garage, as well as delightful, well-tended gardens.

A front door opens into a welcoming hallway offering the first glimpse of the well-maintained interiors. Situated at the rear of the property is the living room with a lovely outlook over the garden. Across the hall, a formal dining room offers enough space for a large table and chairs and the sleek white kitchen has been fitted with a wealth of wall and base units, hiding a range of appliances and offers direct access to the rear garden. Completing the ground floor is a handy WC accessed from the hallway.



Property Summary

- Tucked away in quiet cul-de-sac development in Gorebridge
- Detached villa
- Welcoming hallway
- Elegant lounge
- Dining room
- Sleek white kitchen
- Master bedroom with built-in wardrobes & en-suite shower room
- Further three bedrooms
- Luxurious three-piece bathroom
- Easy maintenance front garden & enclosed rear garden
- Driveway in front of integral garage
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - E

Home Report Value - £310,000







Beautifully presented family home, in move-in condition with integral garage







Upstairs, arranged around the central landing, are three double bedrooms and a single bedroom. The generous master bedroom has built-in wardrobes and boasts a stylish en-suite shower room. Finally, completing the tasteful accommodation is a newly updated family bathroom with a luxury feel, replete with a bathtub, overhead shower and glass screen.

Externally, this family home offers a well-kept front garden and a secure rear garden laid to lawn with mature shrub planting. A paved driveway leads to a single garage.

Extras: all fitted floor coverings, light fittings, window coverings and all integrated kitchen appliances included in the sale.

View from property bedroom



Gorebridge

Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route.

The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Surrounded by rolling countryside, lovely local walks can be found, along with Vogrie country park and Dalkeith country park.

Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently. With its own train station, it is perfect for commuting, on the Borders line. The Edinburgh city by-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow, M9 north over the Forth Road Bridge or east to the heart of East Lothian and beyond.

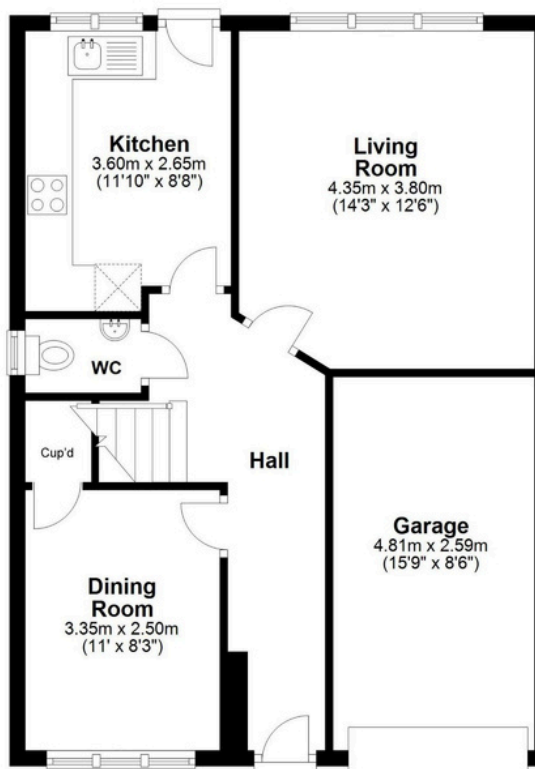
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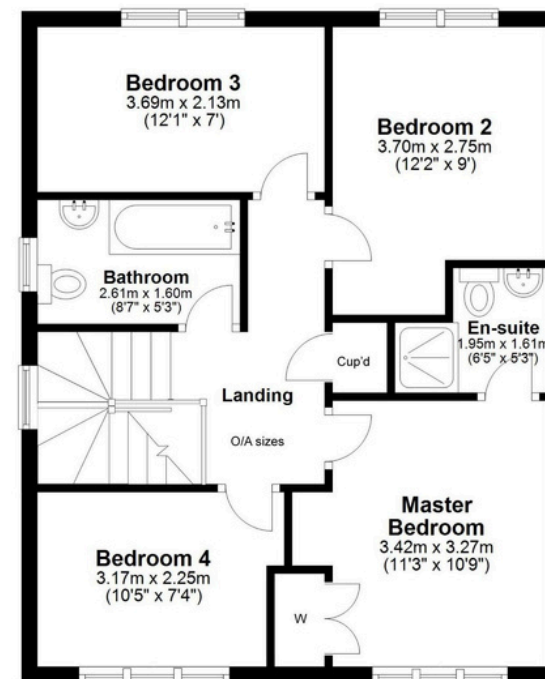
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Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



First Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

