



14 South Quarry Boulevard, Gorebridge, Midlothian, EH23 4GL

Tastefully Presented, Two-Bedroom, Mid-Terrace House, with Private Garden & Allocated Parking Space

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Property Description

Tastefully presented two-bedroom mid-terrace house with a private garden and an allocated parking space. Forming part of a modern, well-maintained, family-oriented residential development in Gorebridge, Midlothian.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Featuring contemporary décor, a fully integrated kitchen, modern bathrooms, and French doors providing access to the rear garden from the lounge. In addition, there is gas central heating, double glazing and excellent storage, including multiple built-in wardrobes.

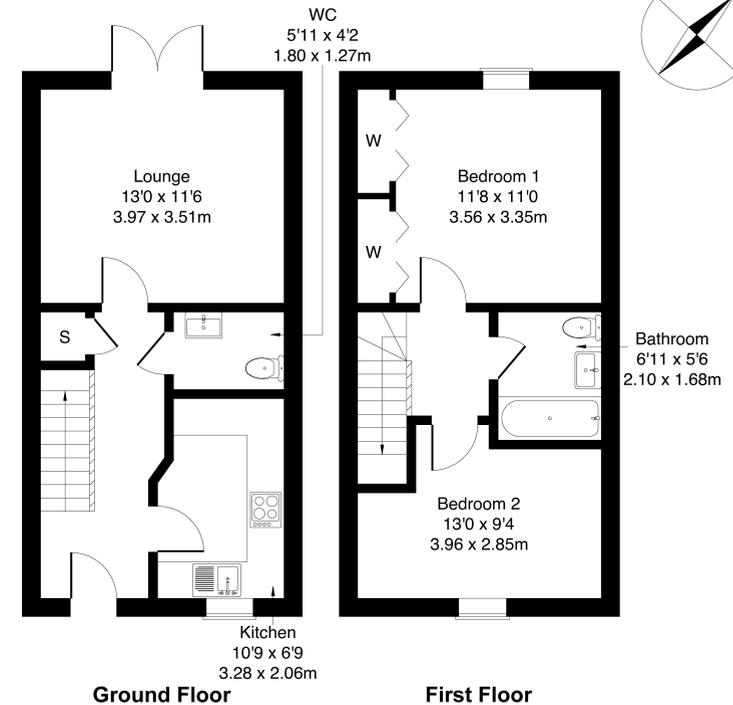
Externally, the property benefits from low-maintenance landscaping to the front, while the landscaped rear garden features a synthetic turf lawn and a paved patio area.

The welcoming entrance hall provides access to the first floor via the staircase ahead and leads to all ground-floor rooms. Set to the rear of the property, the living room is a bright and comfortable space featuring wood-effect flooring, a central light fitting and a wall-mounted TV point. French doors open directly onto the rear garden, allowing for plenty of natural light and creating an ideal space for relaxing or entertaining. The modern fitted kitchen features tiled flooring, wood-effect worktops, a tiled splashback, a central light fitting and a sink with drainer. Integrated appliances include a fridge/freezer, washing machine, dishwasher, oven and a gas hob with canopy above, providing a practical and well-equipped cooking space. Completing the ground floor, positioned opposite a built-in storage cupboard, is a convenient WC.

Moving upstairs, bedroom one is a well-proportioned double room with wood-effect flooring, a central light fitting and built-in wardrobes with bi-fold doors offering useful storage. A second bedroom, also featuring wood-effect flooring and a central light fitting, provides a versatile space ideal for use as a guest room, home office or additional bedroom. Completing the property, the modern fitted three-piece bathroom features wood-effect flooring, a central light fitting, an LED mirror, a shower over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorebridge is a well-established and growing rural village in Midlothian, situated around 10 miles southeast of Edinburgh and popular with commuters. The village provides a good range of amenities along its main street, including a supermarket, leisure and recreational facilities, and five primary schools, with the highly regarded Newbattle High School serving as the local secondary. The nearby town of Dalkeith

offers a broader selection of services, while Straiton Retail Park features major retailers such as Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links include regular bus services, a Borders Railway station in the village, and easy access to the A7, connecting quickly to the city bypass and motorway network.





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