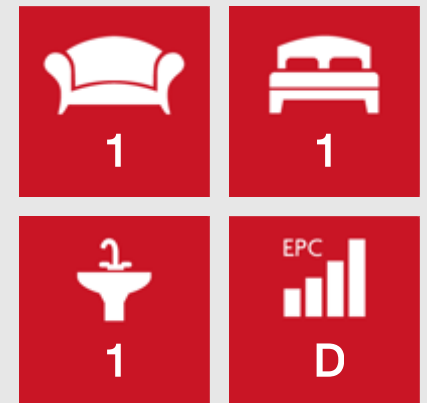




Thorntons 
The right way to move

20d Main Street, Gorebridge,
Midlothian EH23 4BY





Summary

This absolutely stunning lower ground, main door studio flat is finished to an exceptional standard and offers beautifully considered accommodation that maximises both space and functionality. A cleverly designed internal partition doubles as a wardrobe, creating a natural division between the sitting area and the generously sized double bedroom zone. The property is presented in immaculate order throughout, featuring an upgraded kitchen, modern shower room and a delightful private garden. Given its size and layout, the flat is ideally suited to a single occupant and would make an outstanding starter home.

Features

- Lower ground main door studio flat
- In immaculate condition throughout
- Internal partition creating distinct living and sleeping areas
- Partition incorporates wardrobe storage, maximising space efficiency
- Bright sitting area with space for table and chairs by the window
- Well-proportioned double bedroom area with 2 cupboards
- Stylish upgraded kitchen area
- Contemporary shower room
- DG; Electric heating (no gas supply); EPC - D
- Private front garden backing onto woodland

Room Measurements

Living/Kitchen/Dining Area: 15'6" x 13'7"
(4.73m x 4.14m)

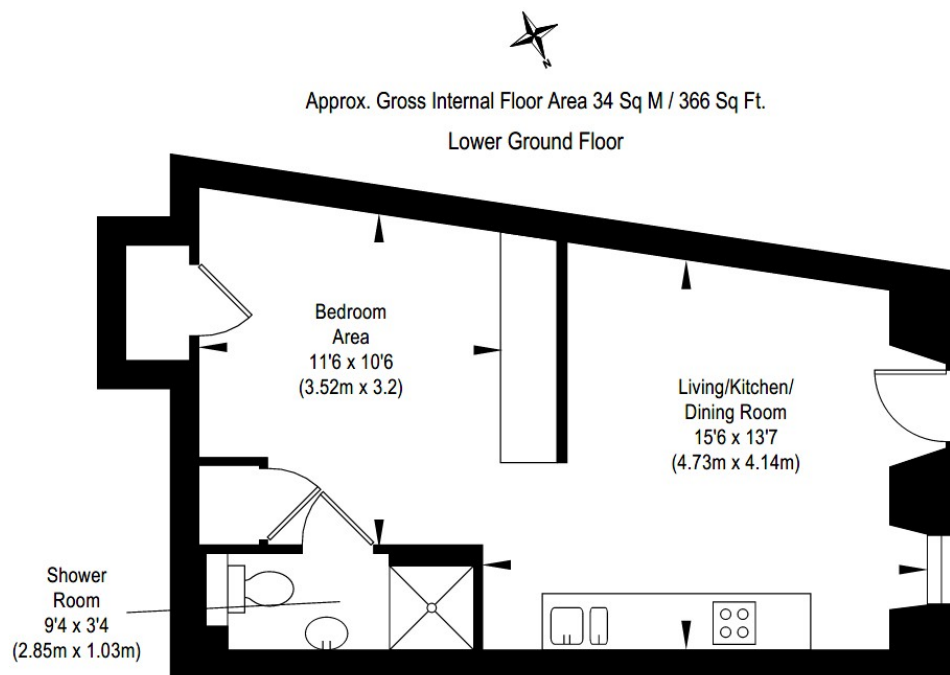
Bedroom Area: 11'6" x 10'6" (3.52m x 3.20m)

Shower Room: 9'4" x 3'4" (2.85m x 1.03m)

Approx. Gross Internal Floor Area: 34 sq m / 366 sq ft



Floorplan



Approx. Gross Internal Floor Area 34 Sq M / 366 Sq Ft.

Lower Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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