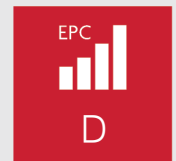




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24 Lady Brae, Gorebridge,

Midlothian, EH23 4HT





Summary

Set in the sought-after town of Gorebridge, within easy commuting distance of the capital, this substantial traditional detached cottage has spacious accommodation, including a living room/sunroom with a woodburning stove, a sunny double-aspect sitting room, a bay windowed formal dining room, a sun-facing dining kitchen, three double bedrooms and a fourth bedroom/study. Completing the cottage is a store room, a downstairs bathroom and an upstairs shower room. Outside, the property enjoys on-street parking and well-kept gardens with a potting shed and a dual-aspect summerhouse. There is a vegetable garden with raised beds, fruit trees, two greenhouses, and a large workshop with a stove and electricity supply. Extras include all fitted floor and window coverings, light fittings, and kitchen appliances.

Features

- Traditional stone-built cottage in Gorebridge
- Entrance vestibule and hall
- Sunny living room/sunroom with fireplace
- Dual-aspect sitting room with a press
- Bay windowed formal dining room with under-stair storage
- South-facing dining kitchen
- Triple-aspect main bedroom
- Two more south-facing double bedrooms
- Versatile fourth bedroom/study
- Family bathroom downstairs
- Bathroom with shower upstairs
- Private gardens with multiple outbuildings
- On-street parking
- 5-minute walk from train station
- Gas central heating and double glazing



“A generous detached cottage in Gorebridge, with four reception rooms, two bathrooms and threedouble bedrooms.”



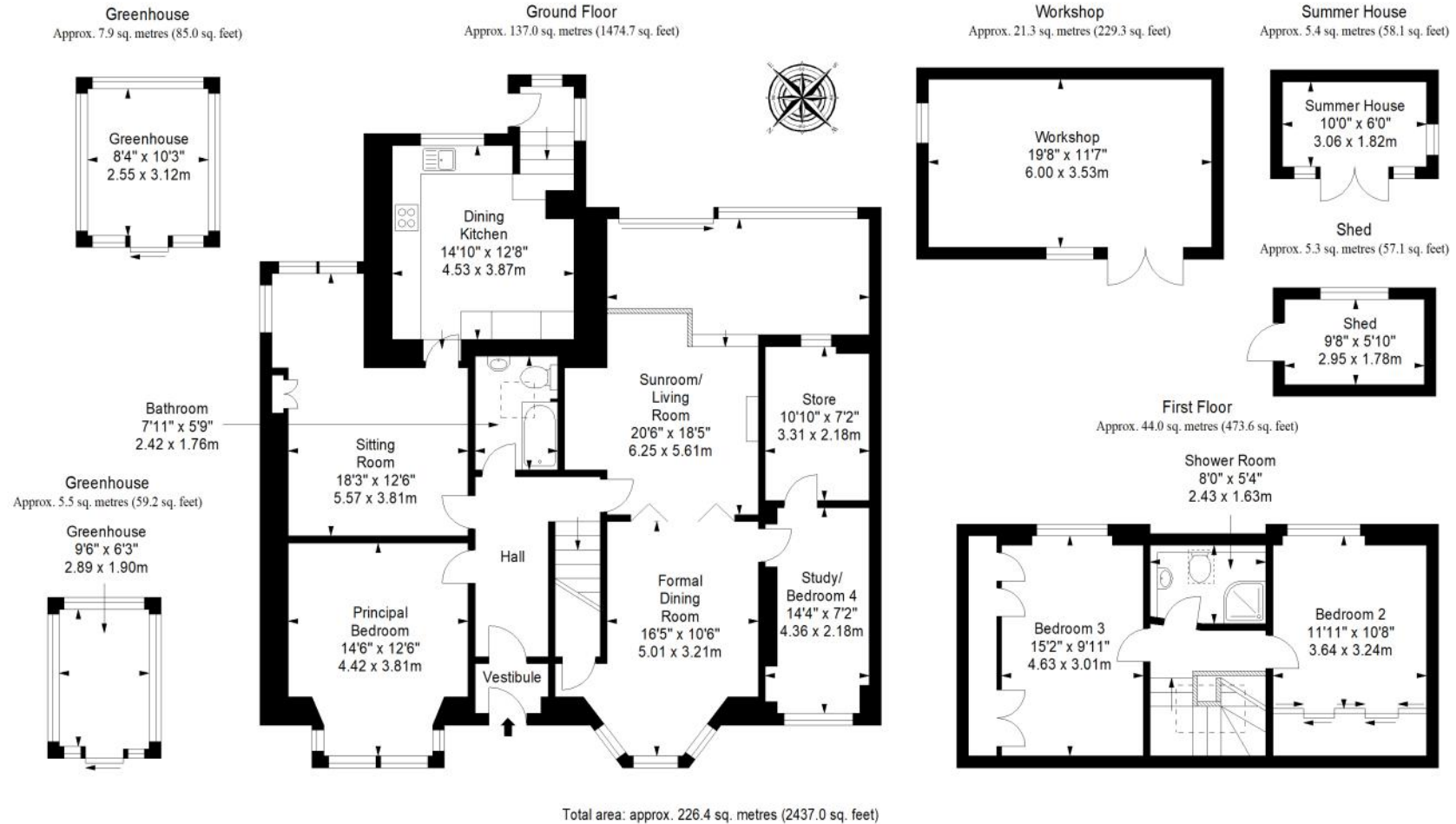




“This three-bedroom, two-bathroom detached cottage is within walking distance of local amenities, shops, primary school, parks and bus/rail links.”



Floorplan





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