



## 13 Glen View Crescent, Gorebridge, Midlothian, EH23 4BT

Light and Tastefully Presented, Two-Bedroom, Semi-Detached Bungalow

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# Property Description

Light and tastefully presented, two-bedroom, semi-detached bungalow, with gardens and a driveway. Set on a generous, southerly facing plot, in a quiet, residential development, in Gorebridge, Midlothian.

Comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom.

Finished in light neutral decor throughout, features include a fitted kitchen with appliances, a modern bathroom, gas central heating and double glazing.

In addition, there is HIVE gas central heating, double glazing and a partially floored loft space.

To the front is a low-maintenance garden and a driveway, whilst an enclosed, terraced rear garden features a lawn, patios, a shed and plant beds.

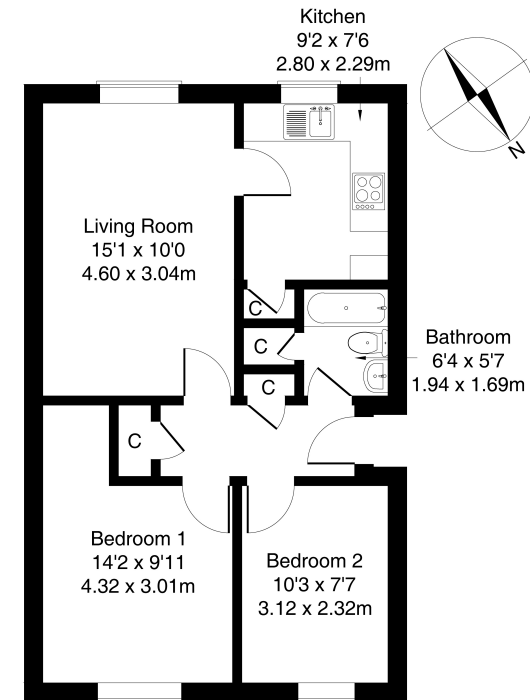
A bright, welcoming entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring. A front-facing living room enjoys a sunny, south-westerly aspect and offers ample space for freestanding lounge furniture. Conveniently accessed from the reception room, a kitchen enjoys built-in storage and is fitted with light wood-effect units and stone-effect worktops. Appliances include an integrated oven, a gas hob, a freestanding fridge/freezer and a washing machine.

Set to the rear, with garden views, two bedrooms are finished with modern, wood-effect flooring and offer good-sized flexible spaces, with options for use.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, both built-in and vanity storage, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)

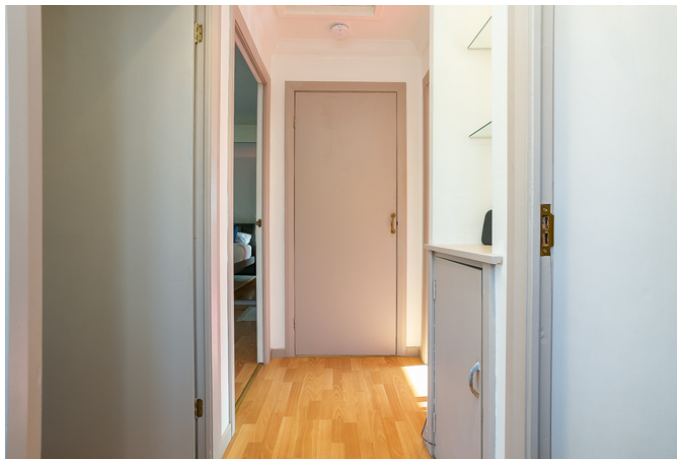


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Gorebridge is a long-established and expanding rural Midlothian village, some 10 miles south-east of Edinburgh. Popular with commuters, the village offers a range of local amenities along the main street, including a supermarket store, a variety of leisure and recreational facilities and five primary schools; whilst the highly-regarded Newbattle High School is the catchment secondary school. Nearby

Dalkeith offers all the range of amenities expected of a large town; whilst Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. In addition, there is an excellent bus service, a station on the Borders Railway, and the A7 providing swift links to the bypass and motorway network.





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