



# Property Description

Immaculately presented, two-bedroom, semi-detached home, with gardens and a driveway. Set on an elevated plot, in an established residential area of the popular town of Gorebridge, Midlothian.

Comprises a bespoke semi-open plan living/dining room and kitchen, two double bedrooms, and a family bathroom.

Together with an impressive living space, further highlights include a stylish kitchen and bathroom, with contemporary decor and fixtures. There is a marble feature fireplace for the lounge, gas central heating, double glazing, and good storage provision, including a partially floored loft.

Externally, there is a lawn and paved driveway to the front, whilst a terraced rear garden features two lawns, with paved and wood-decked patios.

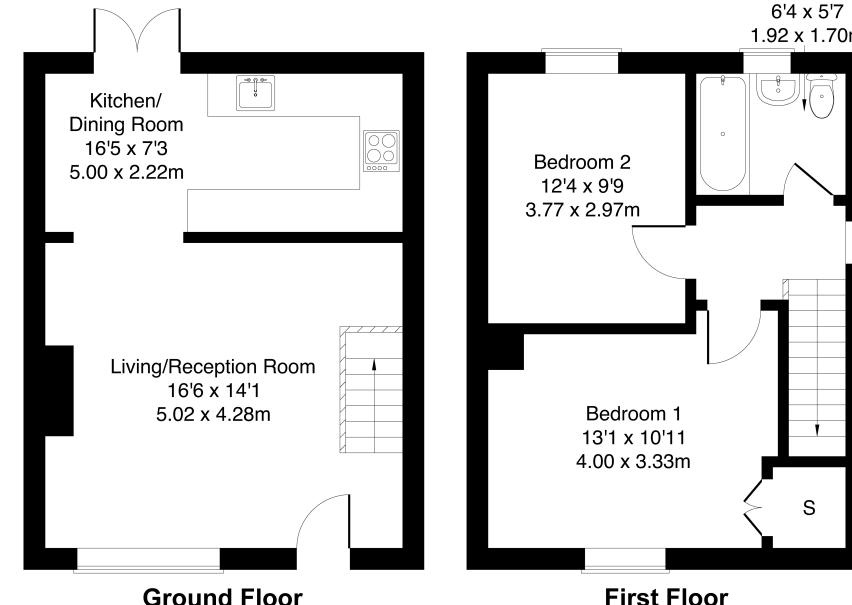
The welcoming entrance hall provides direct access to the living room and stairs rising to the first floor. The living room is a well-proportioned and comfortable space, enhanced by attractive wood-effect flooring, modern spotlighting and a feature fireplace that creates a cosy focal point. A wall-mounted TV point allows for flexible furniture arrangement, while the room offers ample space for both lounge seating and additional furnishings, making it ideal for relaxing or entertaining. Accessed from the living room, the modern fitted kitchen/dining room continues the wood-effect flooring and is finished with stylish stone-effect worktops and a complementary tiled splashback. The space is well laid out for everyday living and dining, with spotlighting and French patio doors providing a bright and contemporary feel. A sink with a drainer sits beneath the worktop, while appliances include a fridge/freezer, washing machine, dishwasher, integrated oven and an electric hob with a canopy extractor above.

On the first floor, bedroom one is a generously sized double room featuring carpeted flooring and a built-in storage cupboard, providing practical wardrobe space while maintaining a clean and uncluttered feel. The room comfortably accommodates a double bed along with additional bedroom furniture, making it a calm and inviting retreat. Bedroom two is also carpeted and is well-suited as a second bedroom, guest room or home office. The room benefits from a wall-mounted TV point and offers flexibility for a variety of uses, with space for a bed and storage as required. Completing the property, the modern fitted three-piece bathroom features marble-effect tiled flooring, a stone-effect splashback surround and contemporary spotlighting. The suite includes a bath with a shower over, a ladder-style radiator and stylish finishes throughout, creating a sleek and functional space.



**17 Vogrie Crescent South, Gorebridge, EH23 4DQ**

Approximate Gross Internal Area: 721 sq ft - 67 sq m.)

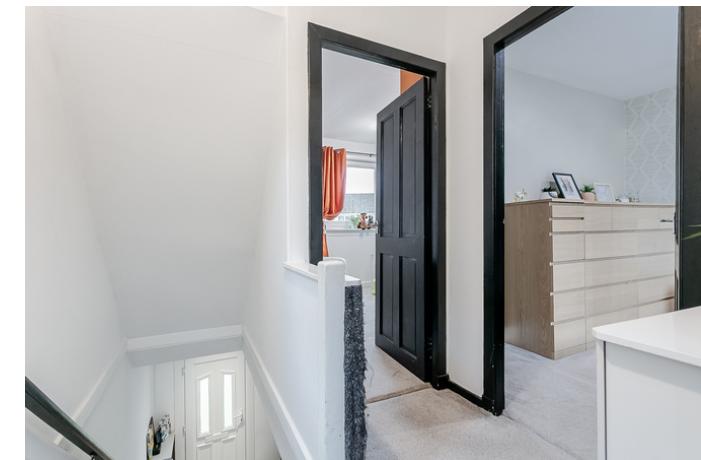
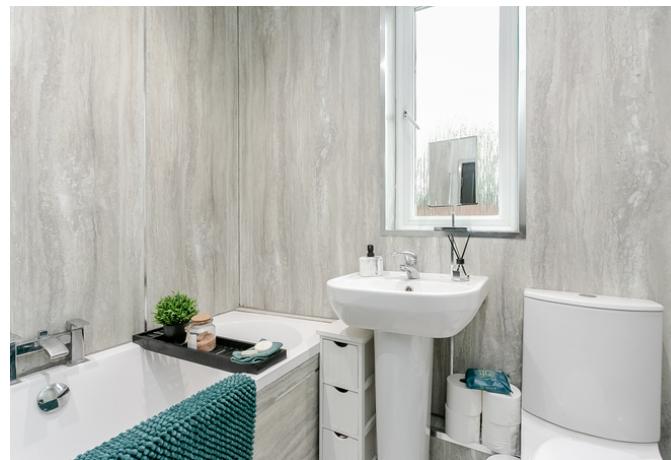


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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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