



## 7 South Quarry Brae, Gorebridge, Midlothian, EH23 4GN

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Immaculately presented and spacious, this three-bedroom semi-detached 'Chalmers' home by Taylor Wimpey offers contemporary family living, complete with gardens, a driveway, and an integrated garage. Located in a well-maintained and family-oriented residential development in Gorebridge, Midlothian, this modern home is an ideal choice for a wide range of buyers. Comprises an entrance hallway, living/dining room, kitchen, three spacious double bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Highlights include a stylish fitted kitchen, generous modern bathroom suites, HIVE gas central heating, double glazing and continuous flooring. With tasteful contemporary decor throughout, further features include multiple TV points, an alarm system, a loft and a large garage with power and lighting. Externally, the property boasts a southwest-facing rear garden with a wood-decked patio, paved patio, and a lawn, offering uninterrupted hill views, an ideal suntrap for relaxing and enjoying sunsets. Furthermore, there is a lawn, double driveway and an EV point to the front. This popular development also has unrestricted street parking and visitors' spaces, together with well-maintained communal areas and a primary school.

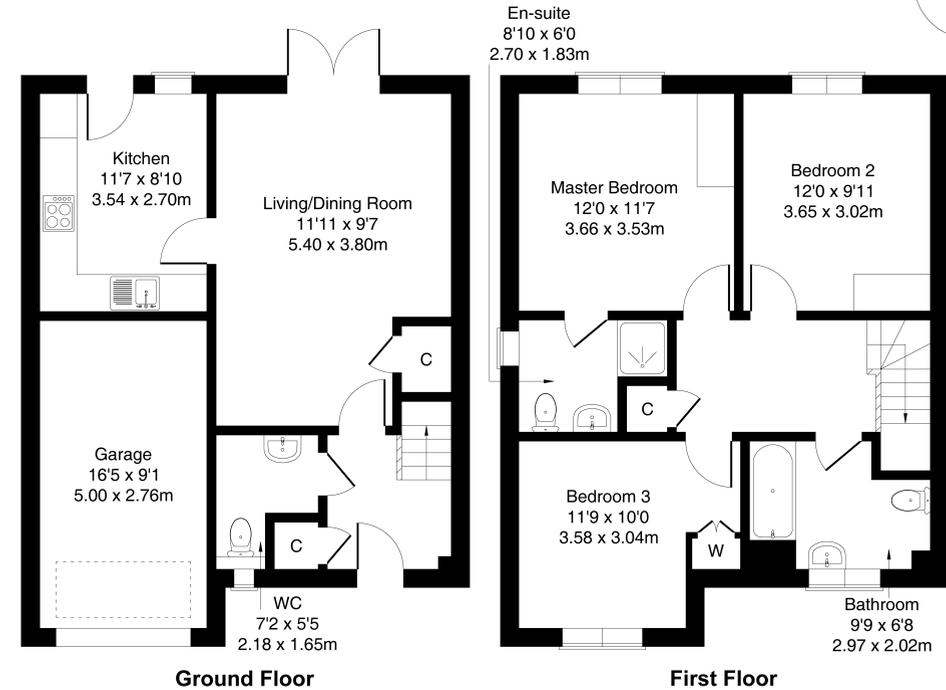
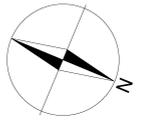
A welcoming entrance hall provides access to a convenient WC, a useful storage cupboard, and carpeted stairs leading to the upper level, before opening into the impressive rear-facing living space. The bright and generously proportioned living room features stylish wood-effect flooring that flows seamlessly across the ground floor, creating a cohesive and contemporary feel. There is ample room for both lounge and dining furniture, along with an understair storage cupboard and a wall-mounted TV point. French patio doors flood the space with natural light and provide direct access to the rear garden. Set just off the living area, a stylish kitchen is equally well-appointed, offering a range of modern units, wood-effect worktops with matching upstands, a sink with drainer, an integrated hob, and an eye-level oven. Freestanding appliances—including a washing machine and fridge/freezer—are available by separate negotiation. The kitchen also enjoys direct access to the garden, ideal for everyday living and entertaining.

Upstairs, the master bedroom is quietly positioned to the rear and features carpeting, a large fitted wardrobe, a wall-mounted TV point, and a contemporary en-suite shower room. Two further well-proportioned bedrooms are set to opposite aspects, both finished with carpeting and offering flexibility for family living, guests, or home working if desired. The accommodation is completed by a stylish family bathroom, fitted with a modern three-piece suite including a rainfall shower over the bath and panelled splash walls.



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Approximate Gross Internal Area: (1163 sq ft - 108 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 Railway station in the village within walking distance providing direct services to Edinburgh, and easy access to the A7, connecting quickly to the city bypass and motorway network.





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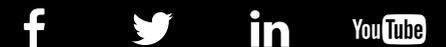
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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