



20  
South Quarry Boulevard  
Gorebridge, Midlothian  
EH23 4GL



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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



Welcome to a beautifully presented two-bedroom semi-detached house which is move-in ready, offering spacious, light-filled rooms with attractive interior design. The home has the additional benefit of a well-appointed kitchen, as well as a quality bathroom and separate WC. Furthermore, it has private parking and a family-friendly rear garden which is enclosed and well maintained, incorporating a charming decked area and a generous lawn. Adding to its desirability, this property also enjoys easy access to the surrounding countryside while remaining close to all that Gorebridge offers.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, fridge/freezer, and dishwasher) to be included in the sale.

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## Features

- Semi-detached house in move-in condition
- Part of a sought-after development
- Attractive location in popular Gorebridge
- Welcoming hall with storage and WC
- Living/dining room with French doors to garden
- Modern, well-appointed kitchen
- Two double bedrooms (one with built-in wardrobes)
- Modern bathroom with overhead shower
- Generous, fully-enclosed rear garden
- Private allocated parking space
- Gas central heating and double glazing





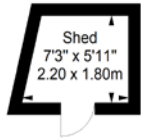




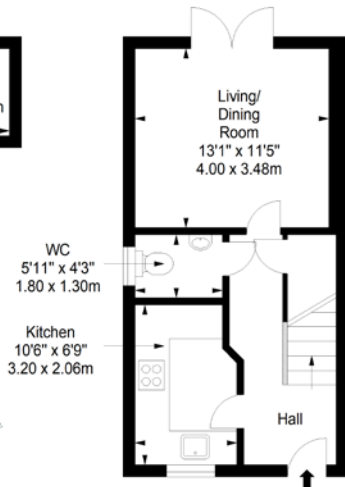


# Floorplan

**Shed**  
Approx. 3.6 sq. metres (38.8 sq. feet)

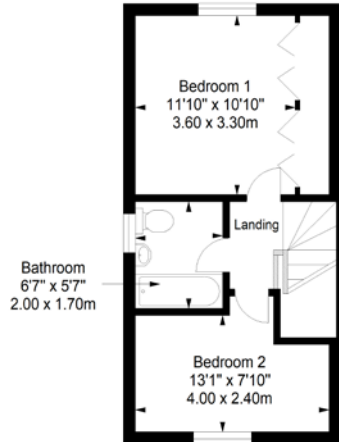


**Ground Floor**  
Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

**First Floor**  
Approx. 34.8 sq. metres (374.6 sq. feet)



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



EPC Rating - C | Council tax band - D | Home report Value - £215,000

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