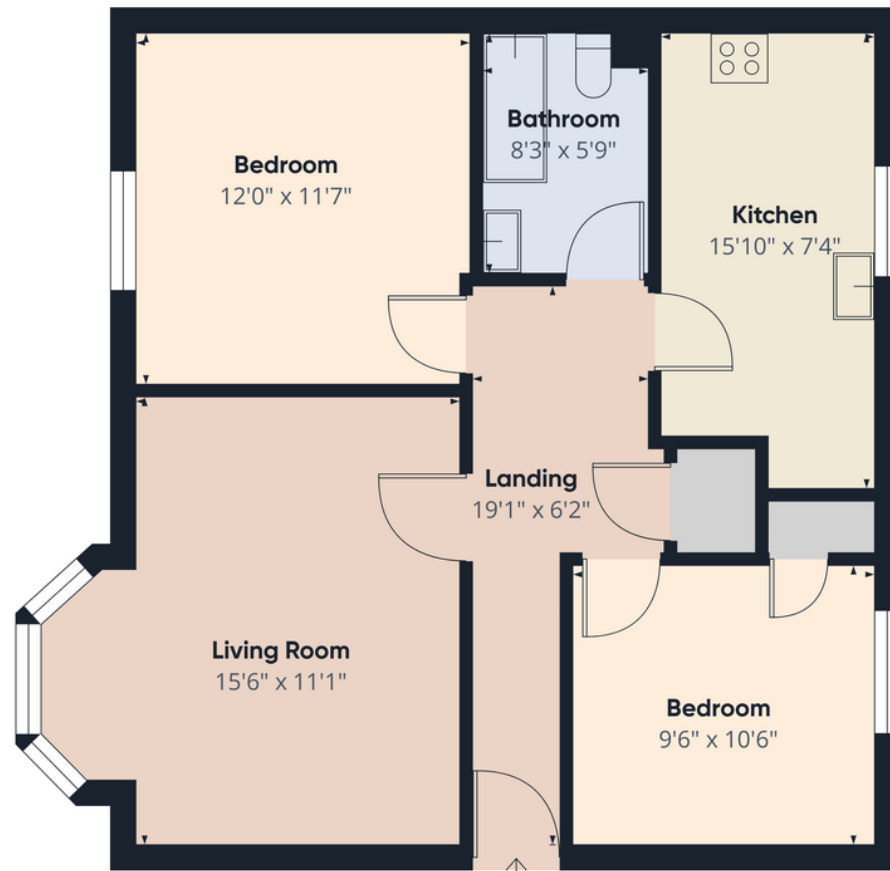




DESCRIPTION

Steeped in charm and character, this beautifully presented upper-floor flat offers a wonderful opportunity to own a home that feels both timeless and effortlessly welcoming. Filled with natural light and boasting generous proportions throughout, this is a rare find that perfectly blends period appeal with modern comfort, making it an ideal first home for those looking to take their first step onto the property ladder.

At the heart of the property is the spacious living room, where large windows flood the space with natural light, creating a warm and inviting atmosphere. Full of character and wonderfully versatile, it's the perfect place to unwind after a busy day or gather with family and friends, instantly making you feel at home. The modern kitchen has been thoughtfully designed with sleek cabinetry and bright finishes, creating a stylish yet practical space that complements the home's character while offering everything needed for contemporary living.

Both bedrooms are generously proportioned, offering bright and peaceful spaces with plenty of room to personalise. Whether used as comfortable bedrooms, a home office or a hobby room, they provide the flexibility to adapt as your lifestyle evolves. A well-appointed family bathroom with shower over bath completes the accommodation.

Outside, the charming shared garden is every bit as appealing as the home itself. Beautifully maintained, with original stone boundary walls, mature hedging and established greenery, it offers a peaceful outdoor retreat that perfectly reflects the character of the property.

Beautifully maintained throughout and brimming with personality, this is far more than just a flat—it's a home with a story to tell. Offering character that's increasingly difficult to find alongside bright, move-in-ready interiors, it presents a fantastic opportunity for first-time buyers looking for somewhere truly special to make their own.

- Key Features
- Charming upper-floor flat full of character
 - Ideal for first-time buyers
 - Bright and spacious living room
 - Modern, stylish kitchen
 - Two generously sized bedrooms
 - Family bathroom with shower over bath
 - Abundance of natural light throughout
 - Beautiful shared garden with original stone walls
 - Mature hedging and peaceful outdoor space
 - Rare blend of charm and modern comfort



LOCATION

Gorebridge is a welcoming Midlothian town that has become increasingly popular with families, first-time buyers and professionals looking for the perfect balance of peaceful surroundings and excellent connectivity. With a strong sense of community and a growing range of local amenities, it's an ideal place to put down roots.

Everything you need for day-to-day living is close by, including local shops, supermarkets, cafés, well-regarded schools and leisure facilities. For those who enjoy spending time outdoors, the surrounding countryside offers beautiful walking and cycling routes, while nearby Vogrie Country Park provides the perfect setting for family days out.

Gorebridge also benefits from excellent transport links, with its own railway station offering regular services into Edinburgh City Centre, as well as easy access to the City Bypass and A7 for commuting further afield. Combining village charm with modern convenience, Gorebridge continues to be a fantastic location for those looking to enjoy a relaxed lifestyle without sacrificing accessibility.

