



**1 South Quarry Terrace, Gorebridge, Edinburgh, EH23 4GQ**  
**Offers Over £185,000**



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Welcome to 1 South Quarry Terrace, a charming 2-bedroom end-terraced home located in the desirable residential area of Gorebridge, Edinburgh.

Providing both comfort and modern style, this home is ideal for families or professionals. It boasts a well-kept exterior with dedicated parking spaces, while the neatly landscaped front and rear gardens enhance its charm, offering a welcoming entrance and ample outdoor space to enjoy.

Upon entering, you are welcomed by a bright hallway that includes a convenient downstairs WC before leading into the heart of the home—a stunning open-plan kitchen and living area. The modern and stylish kitchen is fully equipped with high-quality appliances, offering both functionality and elegance. The living space is designed for comfort, featuring a sleek entertainment wall and large patio doors that open onto the garden, filling the room with natural light and creating a seamless indoor-outdoor flow.



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Upstairs, the home features two well-proportioned bedrooms, each designed for comfort and versatility. The main bedroom comfortably accommodates a double bed and includes integrated wardrobes for ample storage. The second bedroom is ideal as a family room, guest room, or office space, also benefiting from built-in wardrobes for added convenience.



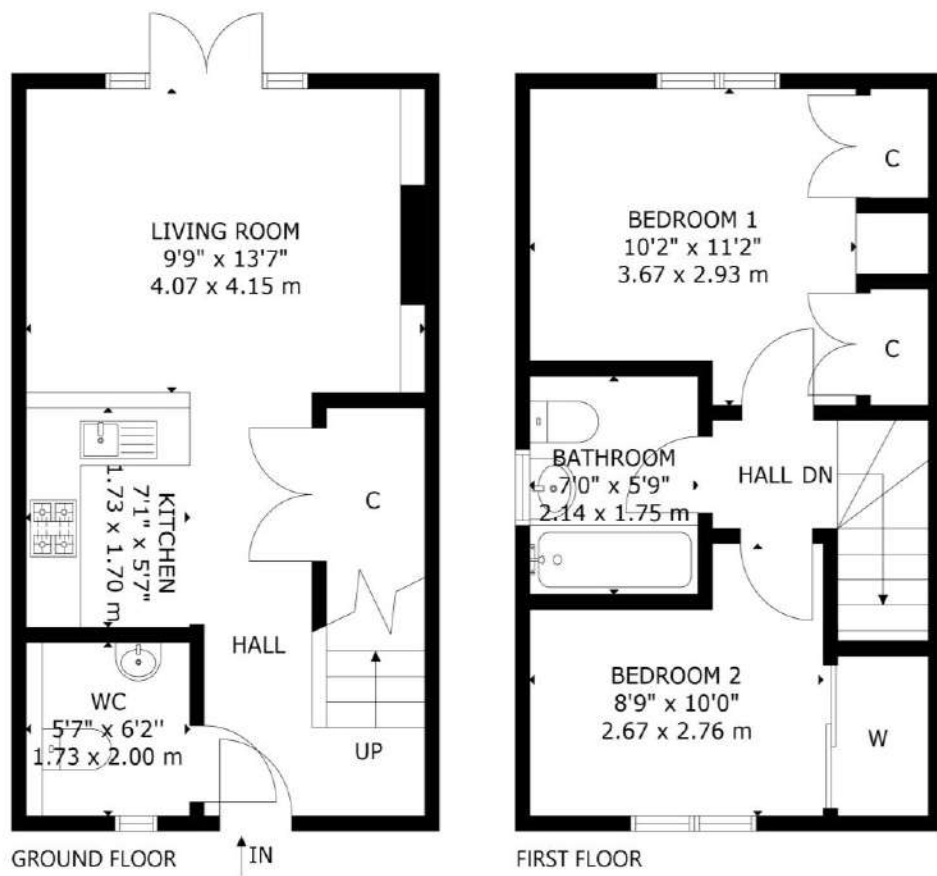
The main bathroom is well-appointed, featuring a bath with an overhead shower, combining both style and functionality. Outside, the property benefits from a private garden, and includes a decking to the rear of the garden.



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1 SOUTH QUARRY TERRACE, GOREBRIDGE, EH23 4GQ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 636 SQ FT / 60 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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Gorebridge is a charming and peaceful town located just a short distance from Edinburgh, offering a perfect balance of rural tranquility and urban convenience. The town itself has a welcoming, community-focused atmosphere, with a range of local amenities including shops, schools, and healthcare facilities. Gorebridge is well-connected by public transport, with easy access to nearby train stations and bus routes, making commuting to Edinburgh or further afield simple and convenient.

## Get in touch



0131 644 6060



[sales@monarch-legal.co.uk](mailto:sales@monarch-legal.co.uk)



[monarch-legal.co.uk](http://monarch-legal.co.uk)

## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.