

2 Tweeddaleburn Cottage

GOREBRIDGE, MIDLOTHIAN, EH23 4TE



Charming Scottish Borders home set in a peaceful rural location, offering a wonderful blend of character and comfort. Enjoy the tranquillity of the countryside, with the option to purchase approximately 1.1 acres of additional land



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this exceptional six-bedroom detached family home with adjoining land, set within a picturesque countryside location less than 30 minutes from Edinburgh and enjoying breathtaking panoramic views from the Moorfoot Hills across to the Pentland Hills.

Tweeddale Burn Cottage is a beautifully presented and substantial family home that has evolved from its historic origins as a traditional country cottage. Thoughtfully extended over the years, the property now offers generous and highly versatile accommodation ideally suited to modern family living, while still retaining much of its original charm and character. The home sits beside Tweeddale Burn in a peaceful rural setting and benefits from outstanding views across the surrounding countryside. Nearby, Gladhouse Reservoir provides excellent opportunities for outdoor recreation and is popular for water sports, walking and family days out.

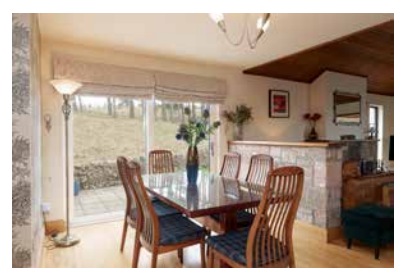
THE KITCHEN & DINING AREA



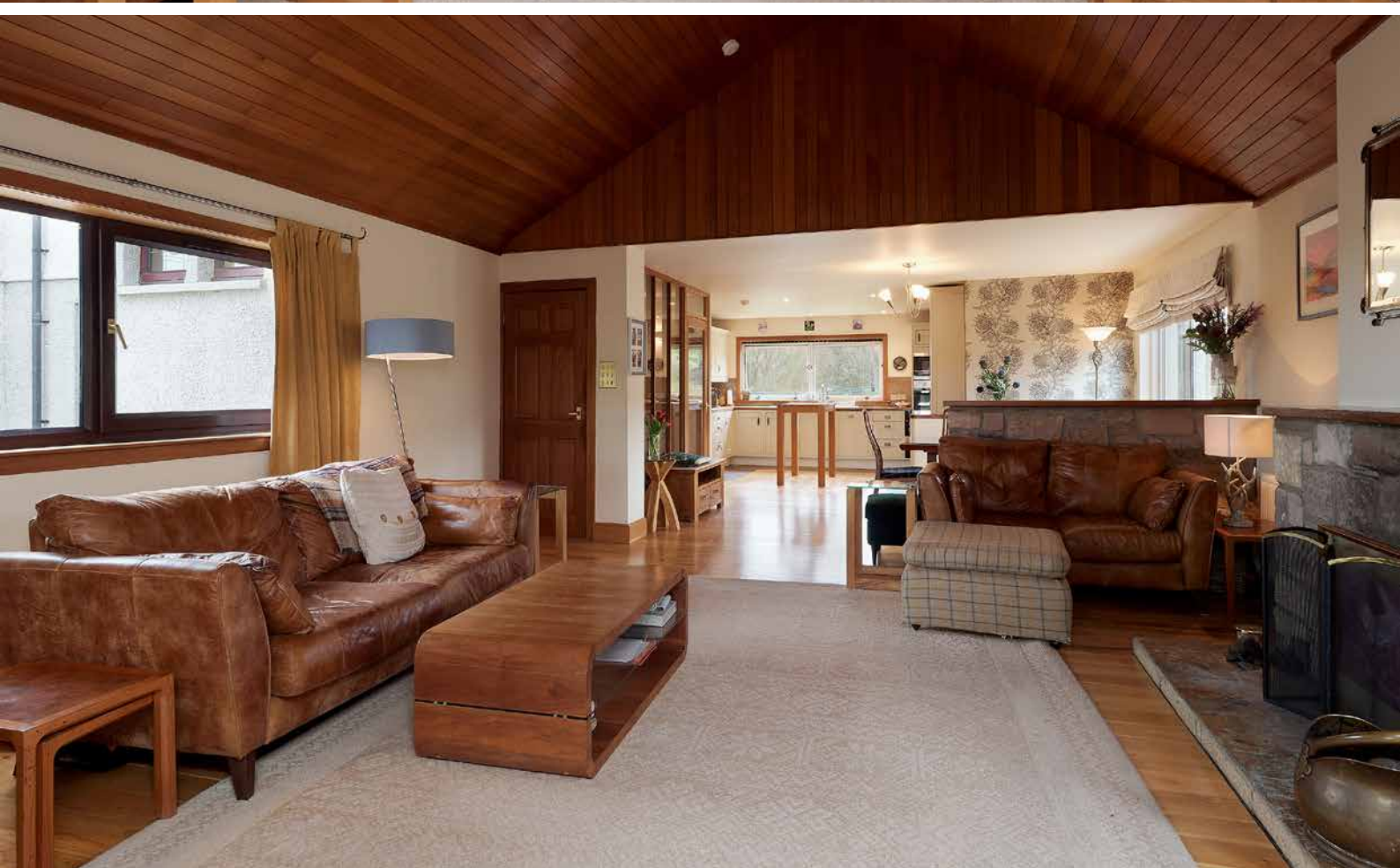
The property is approached via a private driveway, which leads to the main front door and a welcoming entrance hallway. Ahead of you is the spacious family kitchen, truly the heart of the home, designed in a cottage style that complements the original character of the property while offering modern convenience.



The kitchen is fitted with a wide range of units and integrated appliances, including an oven, microwave, induction hob, extractor hood and dishwasher. With generous space for dining and everyday family living, this welcoming kitchen naturally becomes the central hub of the home. It flows seamlessly into a bright and comfortable family area, creating an excellent open environment for both family life and entertaining.

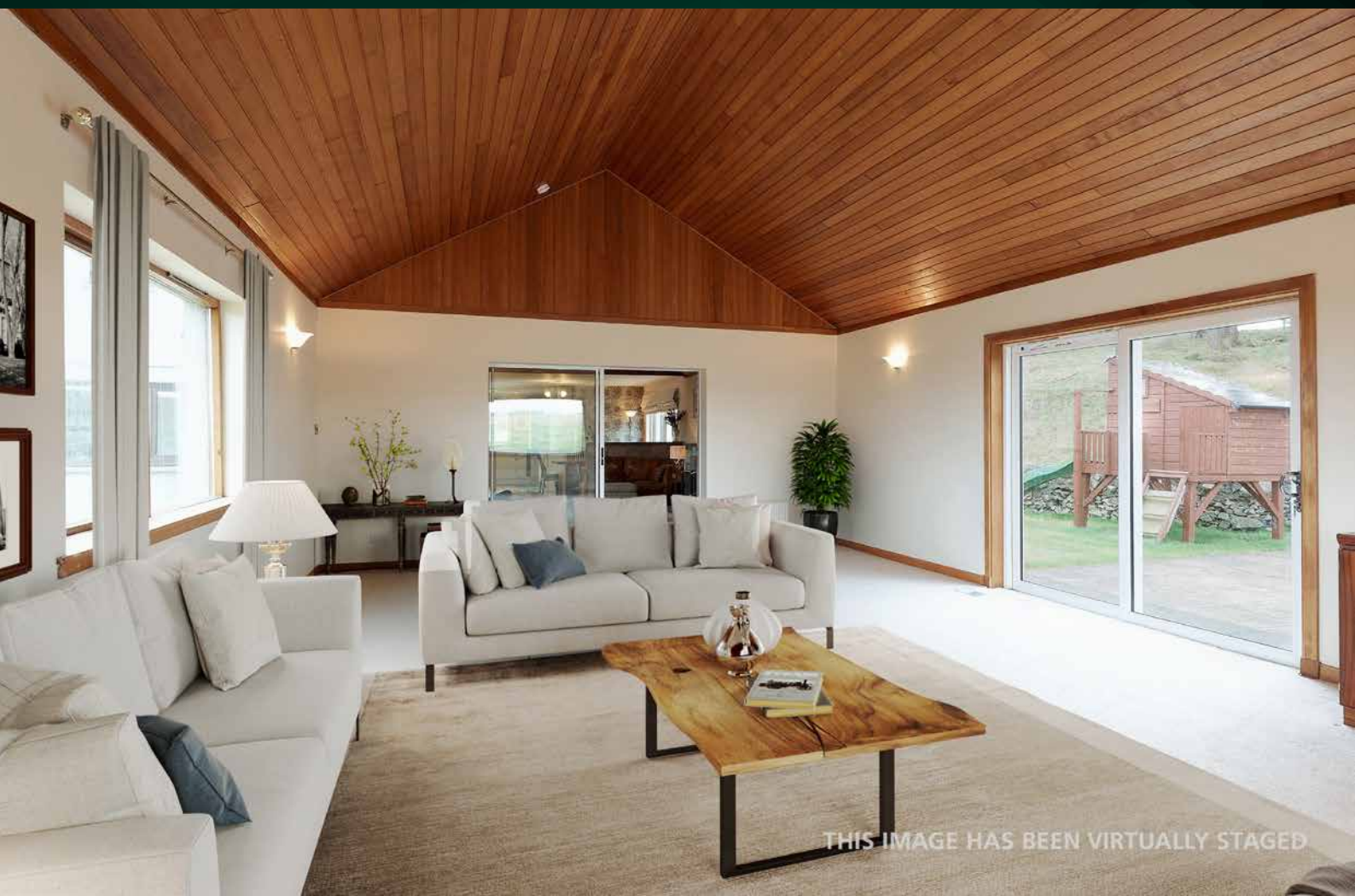


THE FAMILY ROOM



From here, the accommodation continues into an impressive and light-filled living room, a substantial and flexible space that is ideal for relaxing, entertaining guests, or simply enjoying the surrounding views.

THE LIVING ROOM



THE UTILITY, WC & STUDY



Completing the ground floor is a practical utility room, a separate WC and a versatile storage or study room.



A particularly attractive feature is the large ground-floor double bedroom with an en-suite bathroom with wash basin and WC, located within the original cottage section of the property and offering ideal accommodation for guests or multi-generational living.

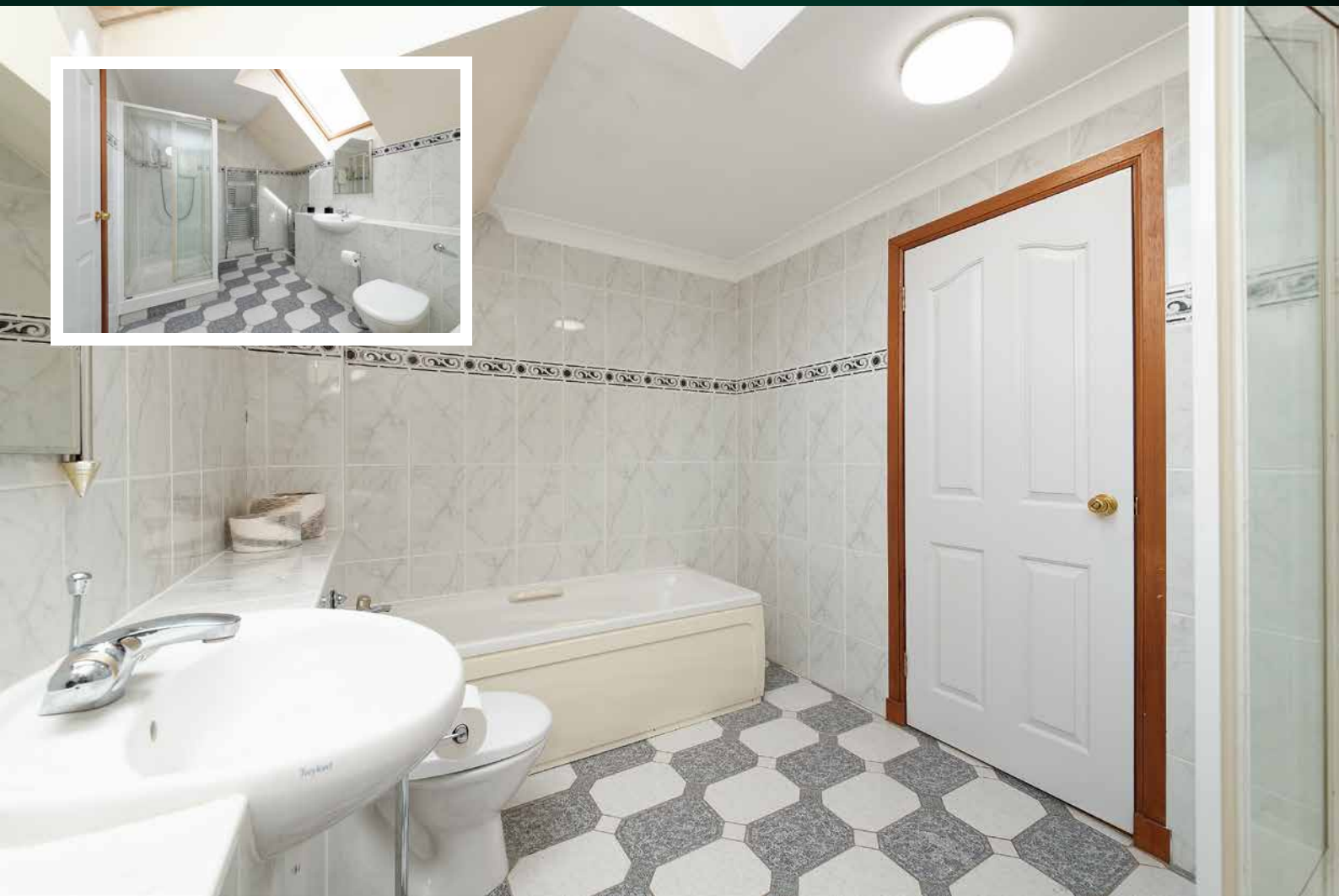
BEDROOM 1





A staircase from the hallway leads to the first floor, where the remaining bedrooms are located. There are three spacious double bedrooms with built-in wardrobe space, one of which benefits from its own en-suite shower room with wash basin and WC. Two further bedrooms offer excellent flexibility and could easily be utilised as children's rooms, playrooms or home offices. An additional storage room could also be adapted for use as a study. The accommodation is completed by a well-appointed family bathroom featuring a bath, separate shower cubicle, wash basin and WC.

THE BATHROOM



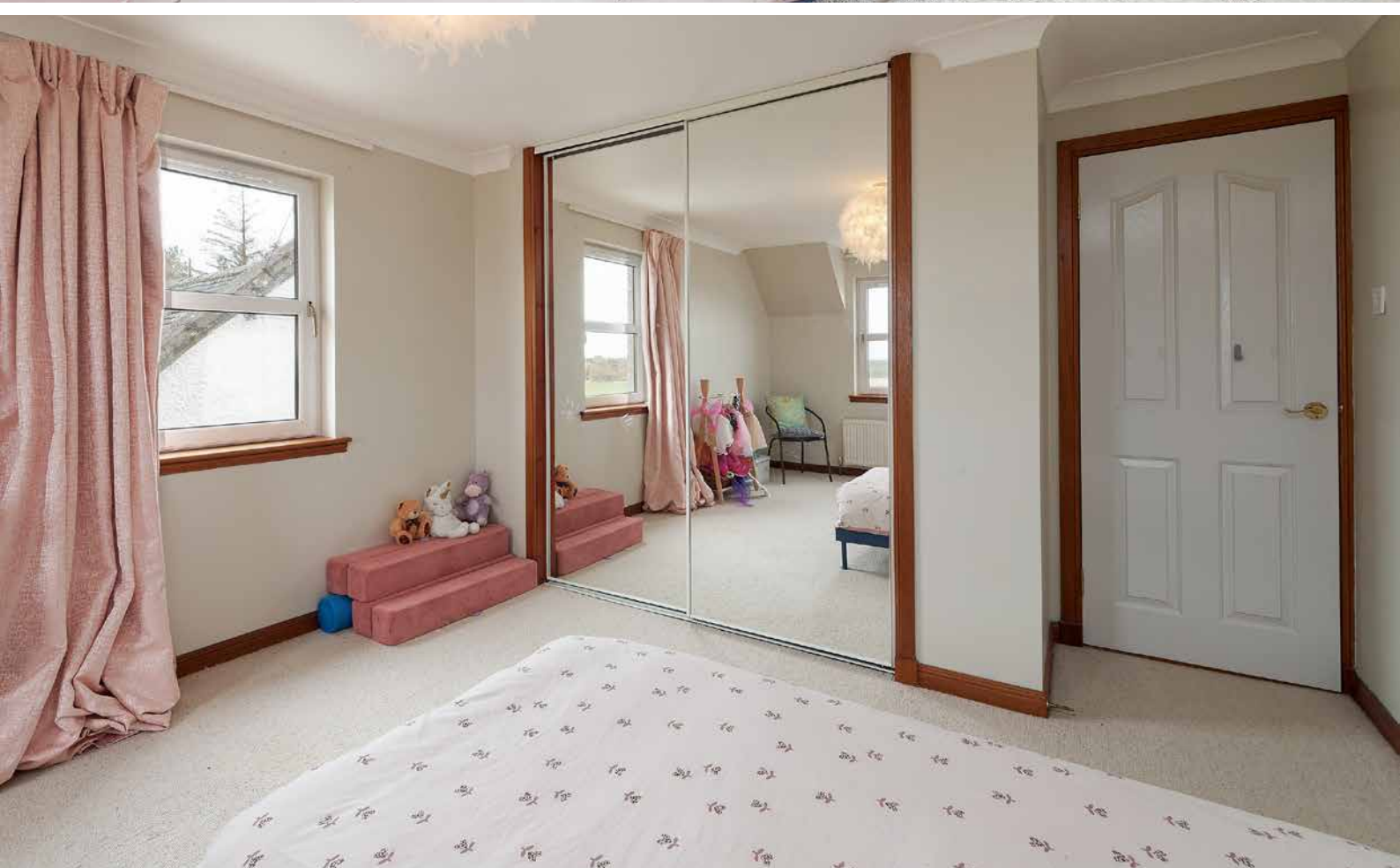
BEDROOM 2



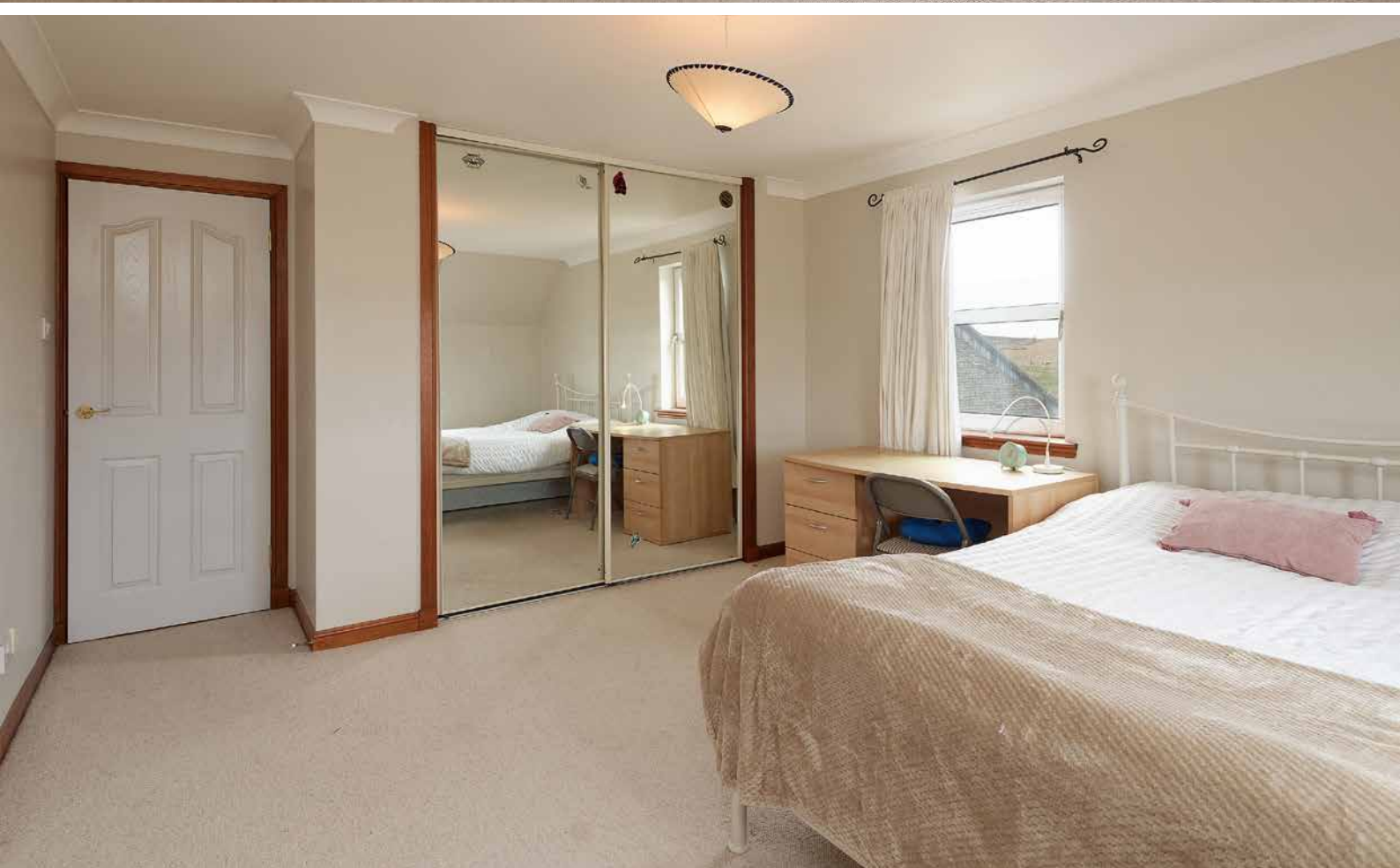
which benefits from its own en-suite shower room with wash basin and WC



BEDROOM 3



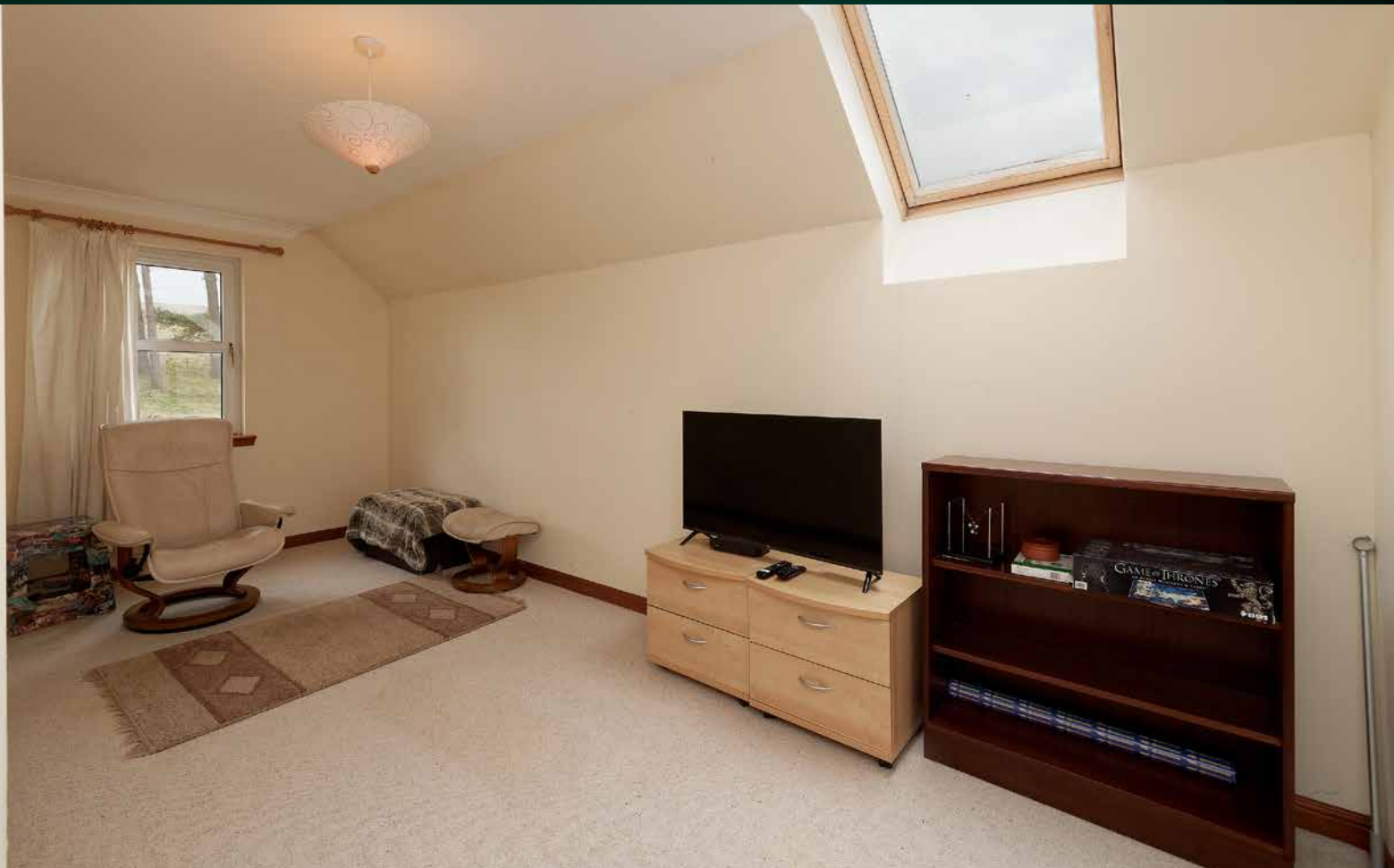
BEDROOM 4



BEDROOM 5



BEDROOM 6 & STUDY



The property benefits from double glazing throughout and is heated via an efficient biomass central heating system. A septic tank system is in place and supported by a maintenance contract. There is a private water supply, meaning the property enjoys a significant saving on council tax.

Externally, the home sits within generous grounds with a detached double garage with electric doors and an EV charger positioned to the side of the property. The rear garden is enclosed and provides a private outdoor space ideal for families, while the front garden features a low-maintenance lawn. In addition, the property benefits from a substantial adjoining plot of land measuring approximately 1.1 acres, offering excellent potential for a variety of uses.

EXTERNALS



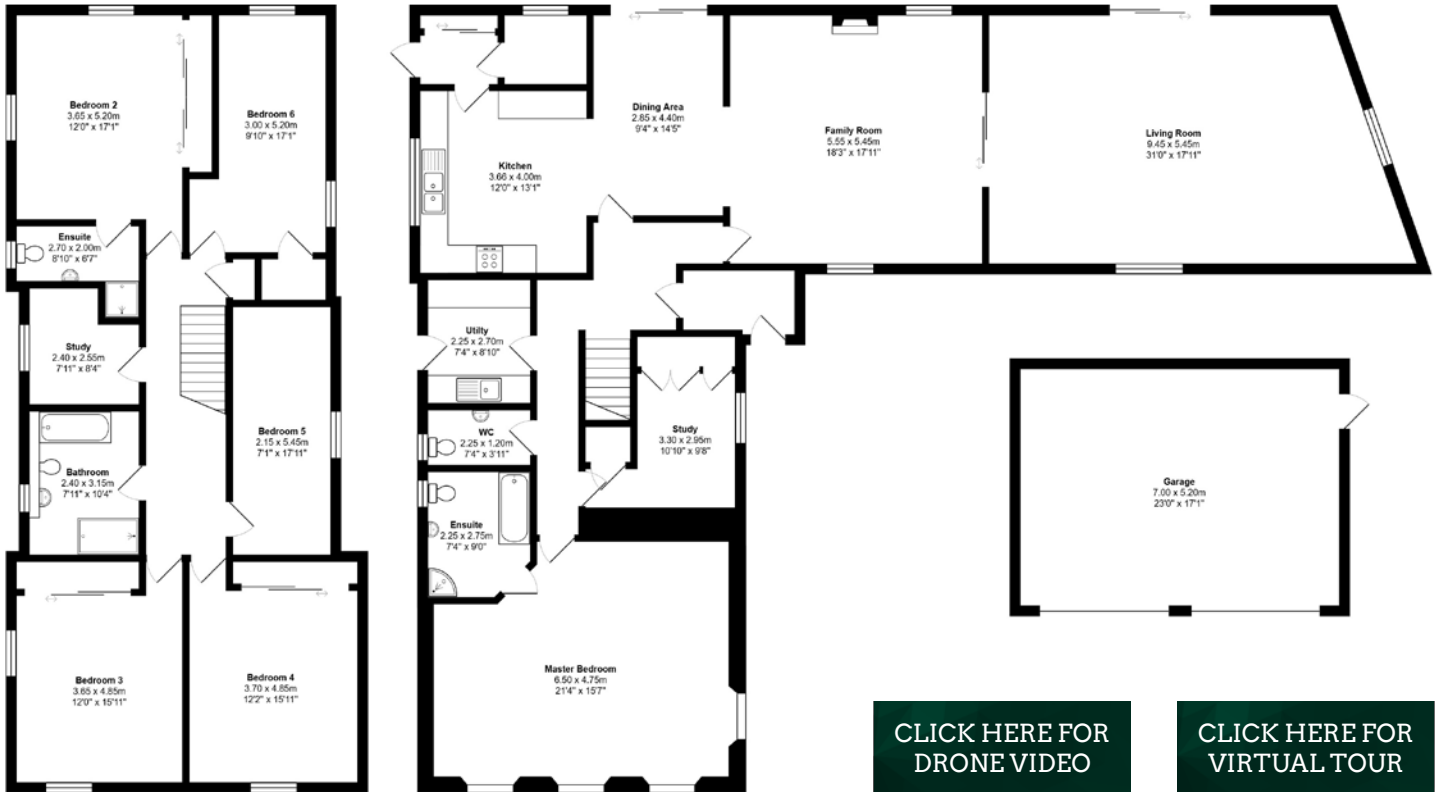




This outstanding home offers a rare combination of space, flexibility, land and spectacular views, all within easy reach of Edinburgh, making it an ideal choice for families seeking a peaceful countryside lifestyle without sacrificing accessibility.

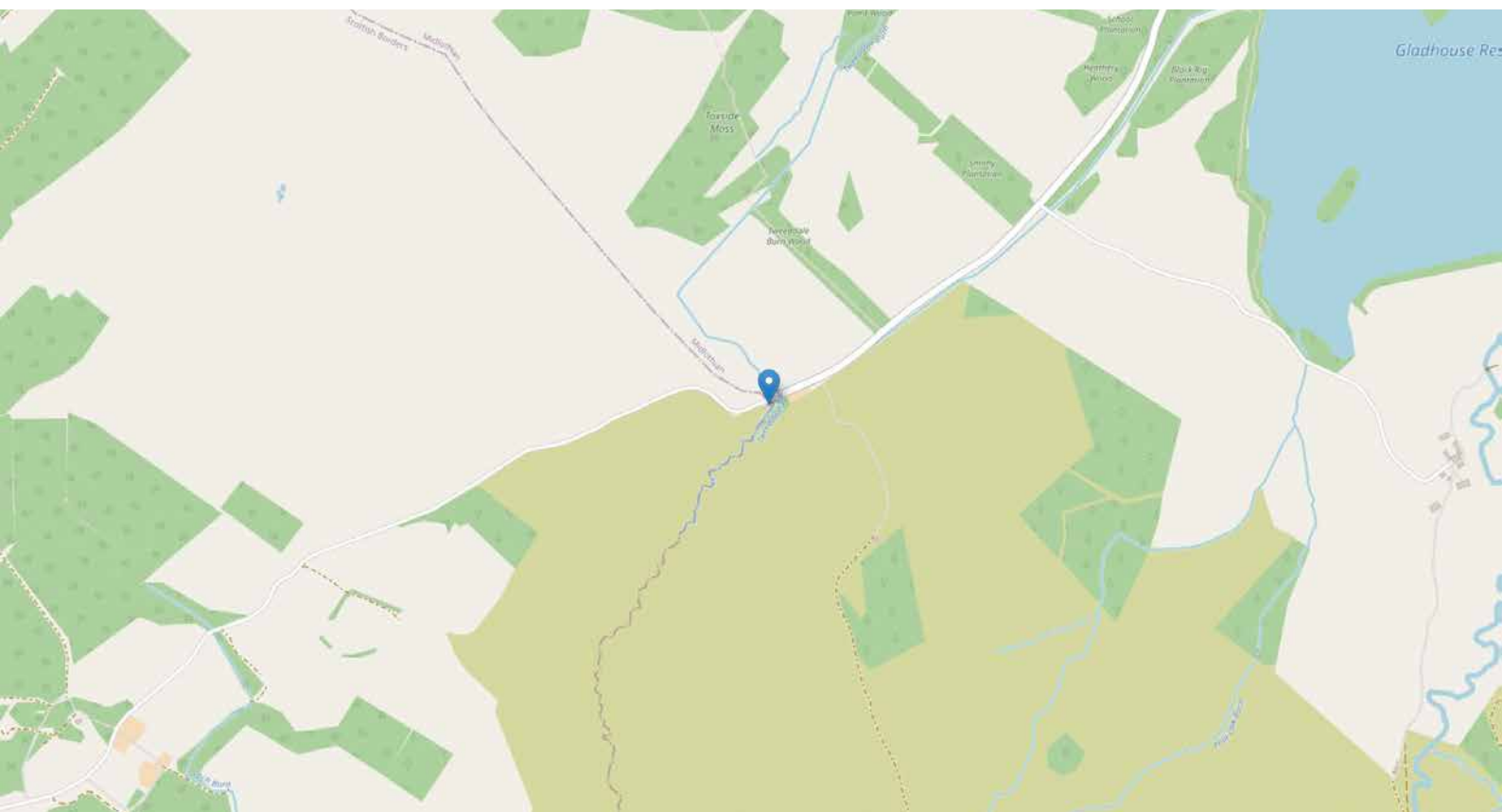
* Please note this property falls under the border's local authority*

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 300m² | EPC Rating: E



THE LOCATION

Tweeddaleburn Cottage enjoys a peaceful semi-rural setting in the picturesque Scottish Borders countryside, situated to the south of Gladhouse Reservoir. The surrounding area is renowned for its scenic landscapes of rolling hills, open farmland and woodland, offering a tranquil lifestyle while remaining within easy reach of nearby towns and amenities. The nearby villages of Peebles, Temple and Gorebridge provide a range of everyday facilities, including local shops, cafés, primary schooling and community services. A wider selection of retail, leisure and professional amenities can be found in Dalkeith and Penicuik, both within a short drive. The historic city of Edinburgh lies approximately 15 miles to the north, making the property well-suited for commuters seeking a rural retreat within reach of the capital.





The area offers excellent opportunities for outdoor recreation, with Gladhouse Reservoir and the surrounding Moorfoot Hills providing beautiful walking, cycling and wildlife-watching routes. Golf courses, country parks and equestrian facilities are also readily accessible.

Despite its idyllic rural surroundings, the property benefits from convenient transport connections, with road links via the A703 and A7 providing access to Edinburgh and the wider Borders, while rail services are available from nearby Gorebridge on the Borders Railway line.

Overall, Tweeddaleburn Cottage offers an attractive balance of countryside living and accessibility, set within one of the most scenic and peaceful locations.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.