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24 Whitehouse Avenue

GOREBRIDGE, MIDLOTHIAN, EH23 4FJ

Gorebridge

MIDLOTHIAN, EH23 4FJ

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west.

Gorebridge itself has a good selection of shops and services including banking and Post Office facilities and there are also excellent amenities in the market town of Bonnyrigg and also Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park. There is also a swimming pool at nearby Newbattle.

In recent years, the road network has improved majorly and as a consequence, the City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the new Borders Railway with regular train services into Edinburgh.

There is also a regular and frequent bus service to Edinburgh itself and the car journey takes between twenty and thirty minutes except at peak times.

All in all, this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers.



24

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This beautiful detached villa is situated within an exclusive estate that is made up of various style properties. Internally the property is in excellent condition and has been well cared for by the current owners. Each room is well proportioned and benefits from double-glazed uPVC windows and gas central heating throughout. Externally the property has an integrated garage with a double monoblock driveway and laid lawn to the front. To the rear of the property, there is a large sunny enclosed garden that is easily maintained with laid lawn, a shed and a large contemporary composite decking area ideal for entertaining in the warmer months.

The property on the ground floor comprises an entrance hallway, a spacious lounge with an integrated Samsung TV, the room itself is flooded with natural light thanks to the large front window. The modern white gloss breakfasting kitchen at the rear has a great family space and includes ample wall and base units with Smeg appliances including an integrated fridge freezer, dishwasher, gas hob, hood and oven. French doors provide direct access at the back garden. There is also a handy utility area and fresh WC just off the kitchen.

Upstairs the property provides four comfortable bedrooms, two of which have built-in mirror wardrobes. The master bedroom and a second double bedroom overlook the front of the property and boast a three-piece en-suite shower room. The family bathroom completes the accommodation with a white three-piece bathroom suite and extractor fan. It is also worth noting, the property benefits from a loft providing additional storage space.

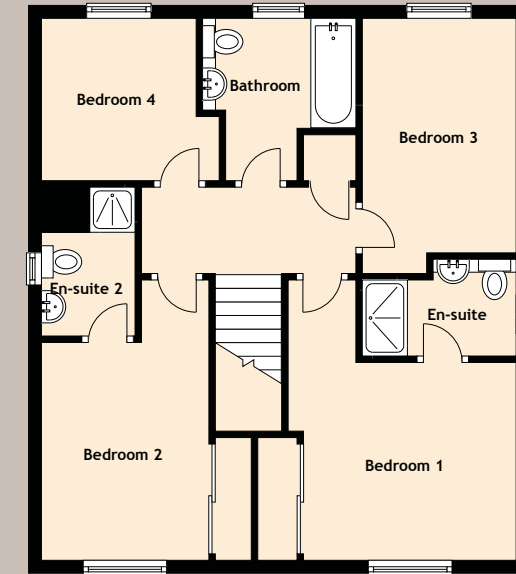
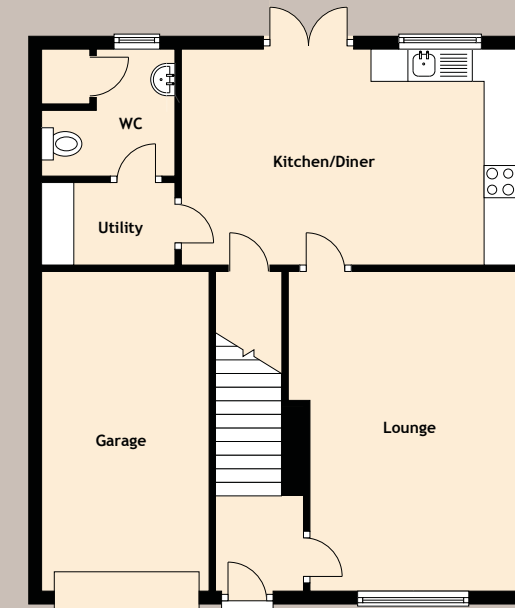
Early viewing is advisable as this well-maintained property is expected to be popular with a variety of buyers.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.96m (16'3") x 3.54m (11'7")
Kitchen/Diner	5.20m (17'1") x 3.35m (11')
Utility	2.07m (6'9") x 1.30m (4'3")
Bedroom 1	4.34m (14'3") x 3.54m (11'7")
En-suite	2.34m (7'8") x 1.50m (4'11")
Bedroom 2	4.33m (14'3") x 2.64m (8'8")
En-suite 2	2.29m (7'6") x 1.45m (4'9")
Bedroom 3	3.96m (13') x 2.40m (7'10")
Bedroom 4	2.76m (9'1") x 2.52m (8'3")
Bathroom	2.52m (8'3") x 2.38m (7'10")
WC	2.07m (6'9") x 1.97m (6'6")
Garage	4.80m (15'9") x 2.60m (8'6")

Gross internal floor area (m²): 111m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, fixtures, fittings, the playhouse/shed, Samsung TV in the lounge, Integrated appliances and the breakfast table and chairs. Other items may be available by separate negotiation.

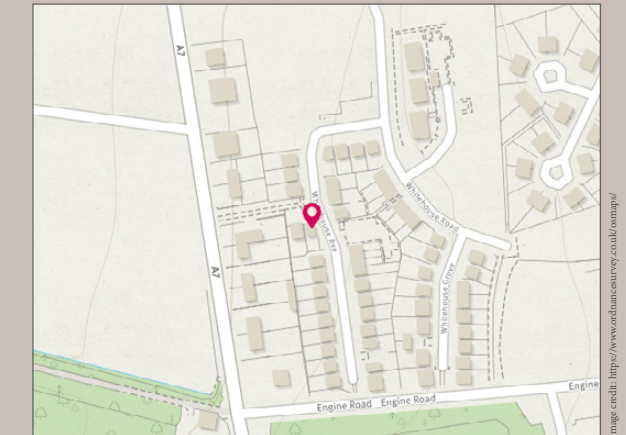


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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