





Gorebridge Midlothian



View to Pentlands, Views of Vorigie Country Park & Views over Gorebridge



A spacious detached property, making for the ideal family home, close by to a new railway service and Gore Glen Primary school

Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, 15 minutes' drive to the Edinburgh royal Infirmary, off the A7 (Galashiels Road), and within walking distance of Newtongrange rail station. 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, and a journey time of around 20 minutes to Edinburgh Waverley.

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.

An excellent opportunity has arisen to acquire this spacious four bedroom detached villa which is situated within the popular Midlothian town of Gorebridge and making for an ideal family home. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, leading into a bright and spacious lounge with double patio doors leading to the large rear garden. The modern fitted kitchen is next door, benefiting from an integrated four gas hob/electric oven, an extractor hood, integrated dishwasher,

storage cupboard and access to the side garden. Adjacent is the good sized family dining room. There is also a two-piece WC that completes the ground level.

The first floor features a landing with access to the bedrooms. Starting with the master double bedroom with views to the front, it has a built-in wardrobe and three-piece, partially tiled en-suite shower-room with extractor fans and large linen cupboard. Bedroom two also has a fitted double wardrobe and is the largest of the other bedrooms with ample space for free-standing furniture. There is also two further double bedrooms, and

finally a large three-piece, partially tiled family bathroom. The attic accessed via the landing and provides more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, well maintained private garden grounds to the front, side and rear of the property, including a sunny raised garden to the rear aspect. There is also a single integrated garage as well as a double driveway to accommodate for secure off-street parking for up to two cars and more than adequate on-street parking to accommodate for visitors.



Lounge



Kitchen



47 Whitehouse Crescent



Bedroom One



Bedroom Two



Bedroom Three



En-Suite



Bathroom



Bedroom Four



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.95m (16'3") x 3.55m (11'8")
Kitchen	5.40m (17'9") x 2.75m (9')
Dining Room	3.00m (9'10") x 2.75m (9')
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
En-suite	3.85m (12'8") x 1.55m (5'1")
Bedroom 2	3.35m (11') x 2.90m (9'6")
Bedroom 3	4.60m (15'1") x 2.70m (8'10")
Bedroom 4	3.35m (11') x 2.20m (7'3")
Bathroom	2.90m (9'6") x 2.36m (7'9")
WC	2.05m (6'9") x 1.15m (3'9")

Gross internal floor area (m²)

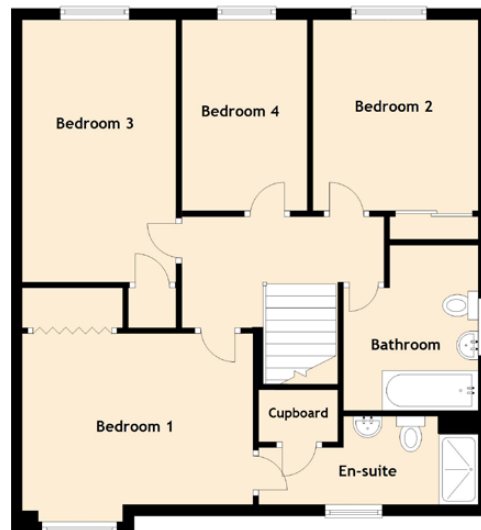
110m²

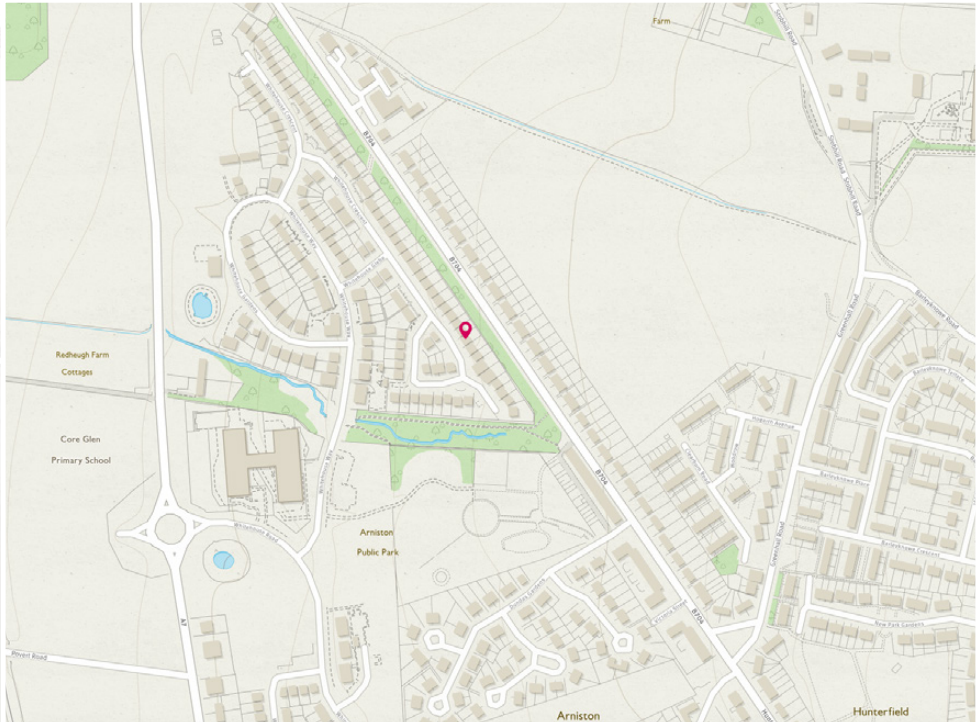
EPC Rating

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Extras (Included in the sale)

All fixtures include light fixtures, floor coverings and curtains. Integrated dishwasher included and other white goods by negotiation.





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