

16 Whitehouse Gardens

GOREBRIDGE, MIDLOTHIAN, EH23 4FQ



*Beautifully Presented Four Bedroom
Family Home In Gorebridge*



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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in Gorebridge. The property is in walk-in condition and is finished to a high standard.

THE LOUNGE



Inside, the property comprises of a spacious lounge which is large and bright and has various possibilities on configuration.

THE KITCHEN



The fully equipped kitchen has a five-ring gas hob, fan oven, integrated white goods including a dishwasher and fridge freezer. The kitchen benefits from the open plan dining area making for an excellent family space. From the dining room, there are French doors to the rear garden.



Accessed from the kitchen is an ever-useful utility room which houses the boiler, washing machine and has space for a tumble dryer as well as secondary access to the private well landscaped rear garden.

THE UTILITY



The house has four bedrooms three of which have en suite facilities. Bedroom two and three share a bathroom by way of Jack and Jill configuration. All of the bedrooms are well proportioned and bedroom four is currently set as a second lounge/home office, however, could still function as a double bedroom.

BEDROOM 1 & EN-SUITE



BEDROOM 2



JACK AND JILL EN-SUITE



BEDROOM 3



BEDROOM 4



The home benefits from three bathrooms two of which are en suite. There is a main family bathroom which is fitted with a three-piece suite and is modern in its finish. completing the facilities is the downstairs WC which is under the stair. The house also has a spacious attic which is excellent additional storage space.

THE BATHROOM & WC



In addition, the property includes a double drive, single garage, private front and back garden, summerhouse in the rear garden, whilst also benefitting from being fully double glazed and has modern gas central heating. Early bird viewing is recommended due to a high level of interest being anticipated.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP

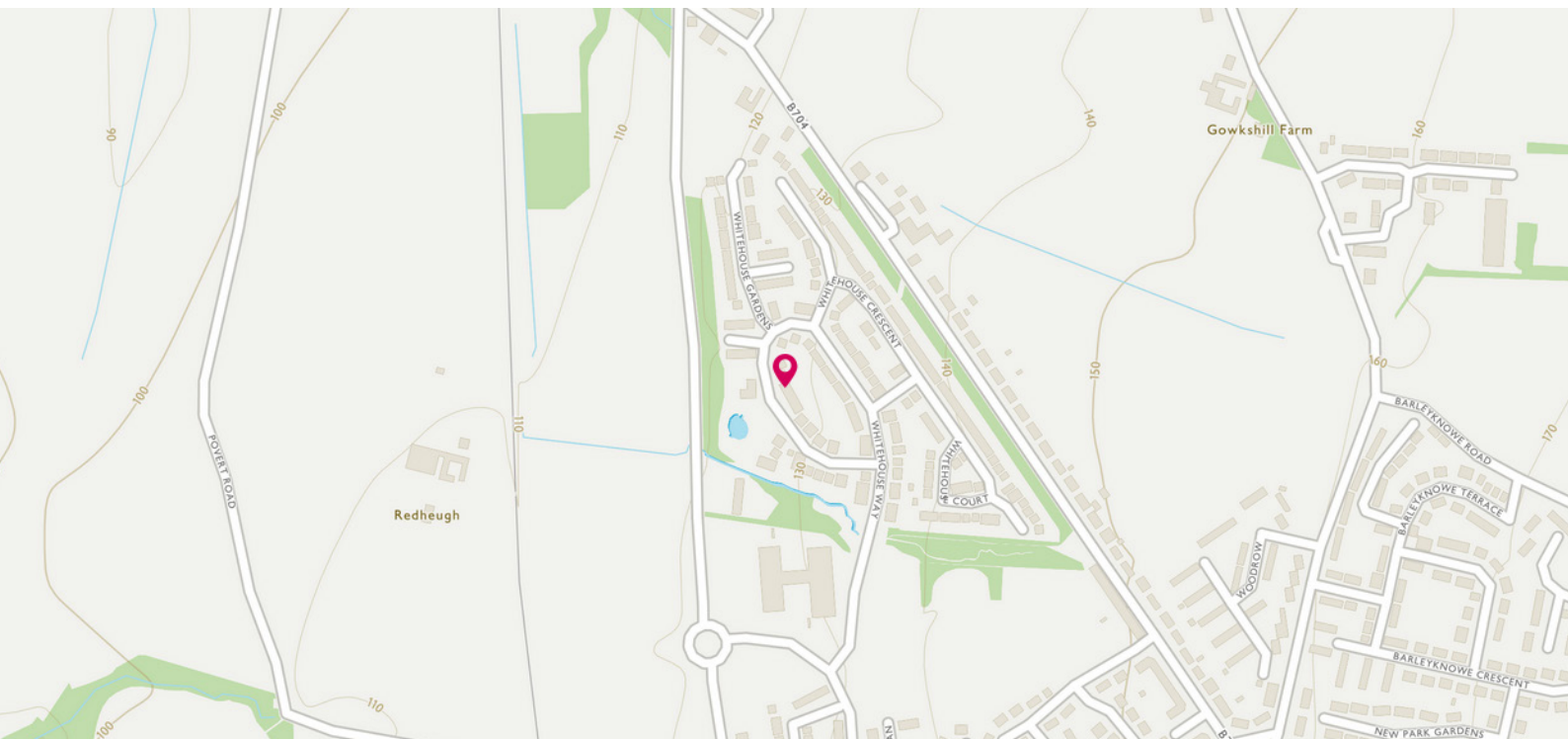


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.40m (11'2")
Kitchen/Diner	6.90m (22'8") x 3.70m (12'2")
Utility	3.00m (9'10") x 1.60m (5'3")
WC	2.00m (6'7") x 1.00m (3'3")
Bedroom 1	4.10m (13'5") x 3.90m (12'10")
En-suite	2.80m (9'2") x 1.60m (5'3")

Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Jack and Jill En-suite	2.40m (7'10") x 1.70m (5'7")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	4.10m (13'5") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 137m²
EPC Rating: C



THE LOCATION

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. 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 features a variety of superstores including Ikea, Costco and a 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. Goreglen Primary School is within close proximity and can actually be seen from the property.

In recent years, the road network has improved majorly and as a result, the city bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. If this is not enough, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.

There is also a 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.

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