

# 19 Whitehouse Road

GOREBRIDGE, MIDLOTHIAN, EH23 4FF



*Stylish, two-bedroom, mid-terraced house, well positioned in a sought after modern development*



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McEwan Fraser Legal is delighted to present this stylish, two-bedroom, mid-terraced house to the market. Well-positioned in a sought after modern development, the house is presented to the market in excellent internal condition and would make a fantastic starter home. In addition to excellent internal proportions, the property enjoys gas central heating, double glazing, a sunny southwest facing rear garden, off-street parking, and will also benefit from the remainder of its NHBC warranty.

# THE LIVING ROOM



The accommodation is focused on a bright and spacious living room with contemporary decor and quality laminate flooring. There is plenty of space on offer for different furniture configurations which will allow a new owner to create their ideal living space.



# THE KITCHEN



A door to the rear of the living room opens into the breakfasting kitchen which includes a good range of base and wall mounted units with contrasting work surfaces and a tiled splashback. Gas hob, electric oven and cooker hood are all integrated and space is provided for further free standing appliances. The kitchen gives access to a ground floor WC, with hours of entertainment included in the decor, and a door opens onto the rear garden.





Upstairs, the first-floor landing gives access to two large double bedrooms and a bathroom. Both bedrooms run the full width of the property and include ample floor space for a large double bed and a full range of supporting furniture. Accommodation is completed by the bathroom which is partially tiled and boasts a three-piece white suite with shower over bath.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Externally, the property has a small front garden which has been laid to lawn in keeping with neighbouring properties. The generous larger rear garden is south west facing which means it will get sun in the afternoon and long into the evening. While largely a mixture of lawn and low maintenance gravel, the rear garden also includes a deck for entertaining.

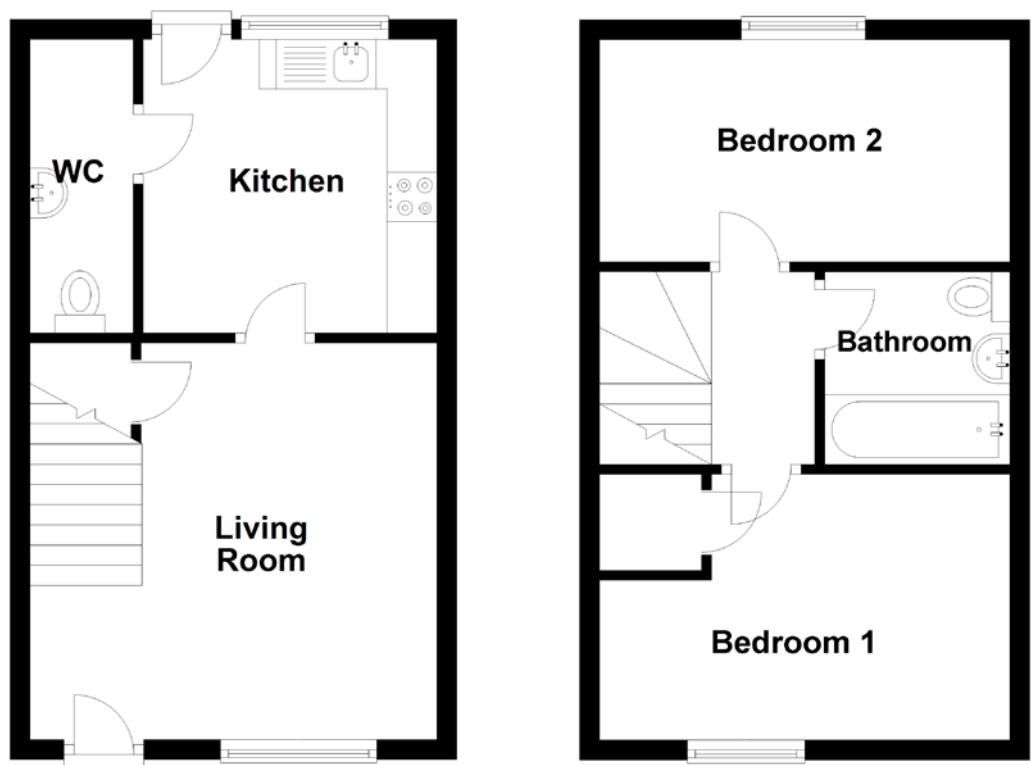
This is a fantastic property and viewing is highly recommended.

# THE GARDENS





# FLOOR PLAN, DIMENSIONS & MAP

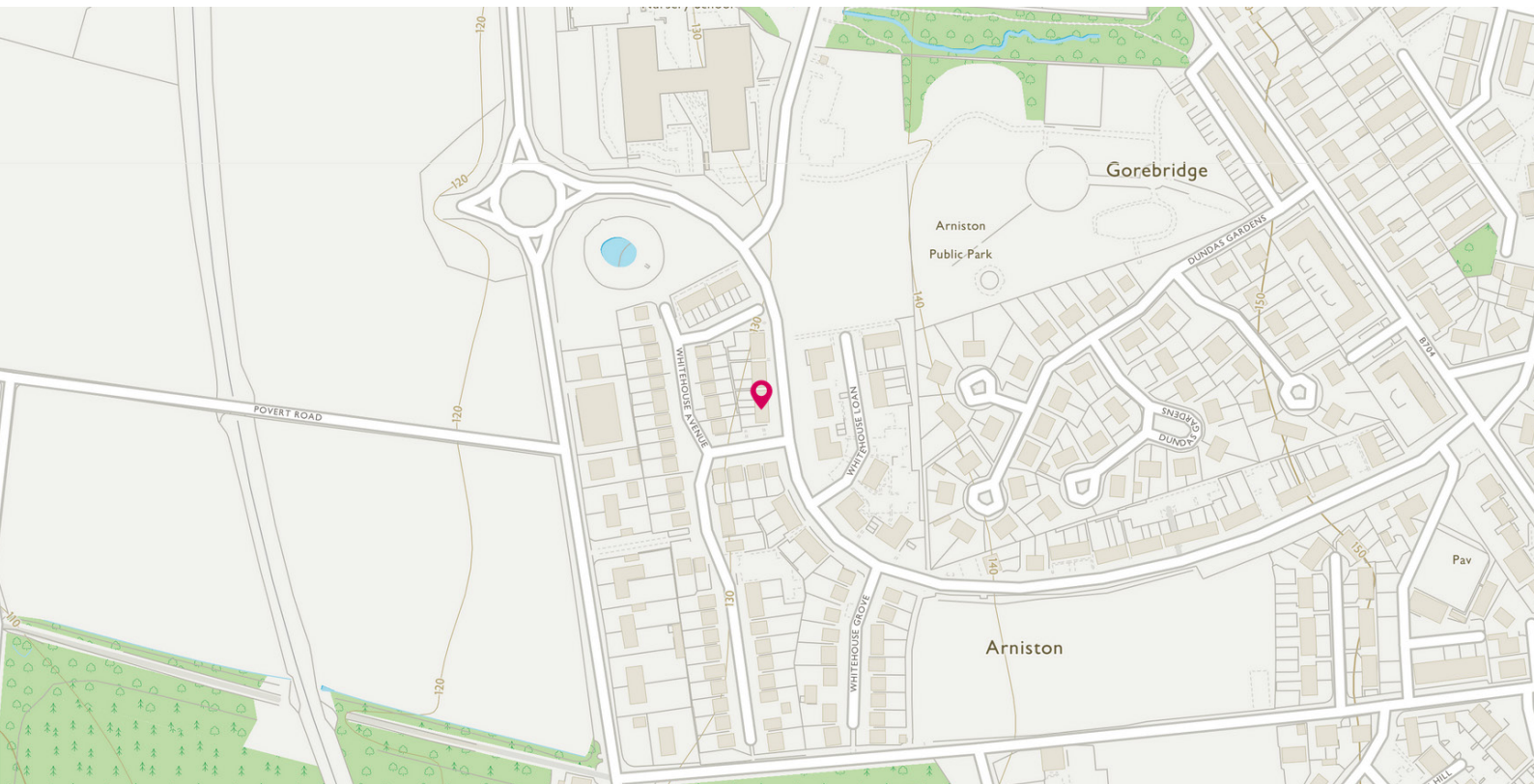


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.09m (13'5") x 3.98m (13'1")
Kitchen	2.95m (9'8") x 2.95m (9'8")
WC	2.95m (9'8") x 1.04m (3'5")

Bedroom 1	4.12m (13'6") x 2.52m (8'3")
Bedroom 2	4.12m (13'6") x 2.23m (7'4")
Bathroom	1.93m (6'4") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>  
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.







The town 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.



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