




Solicitors & Estate Agents
0131 524 9797

51 Whitehouse Gardens

GOREBRIDGE, MIDLOTHIAN, EH23 4FQ



GOREBRIDGE

Midlothian, EH23 4FQ



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.



51

WHITEHOUSE GARDENS

Midlothian, EH23 4FQ

An excellent opportunity has arisen to acquire this three bedroom semi-detached house, making for an ideal family home while being well located within the popular Midlothian town of Gorebridge. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of;

Ground Floor: entrance hallway, a two piece WC, a bright and spacious lounge with an under-stair storage cupboard and an open plan, partially tiled kitchen/diner, which benefits from an integrated 4 gas hob/oven, extractor hood, dishwasher, fridge/freezer and access to the rear garden.

First Floor: landing with a large linen cupboard, a spacious master bedroom with double built-in mirrored wardrobes, an over-stair storage cupboard and

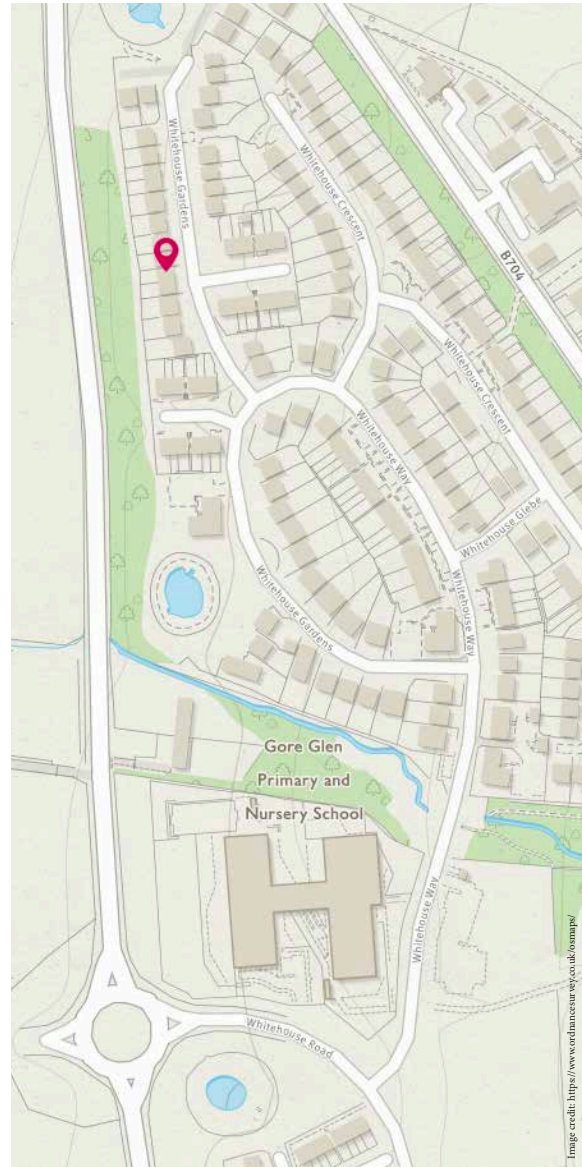
a three-piece, partially tiled ensuite shower-room with an extractor fan.

There are two further double bedrooms, one of which has optional use as a home office and the other has further double built-in mirrored wardrobes.

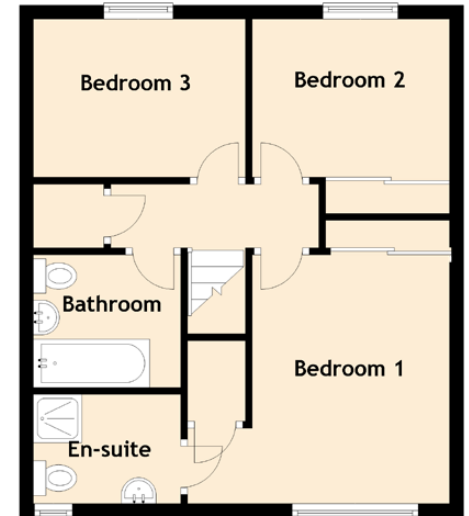
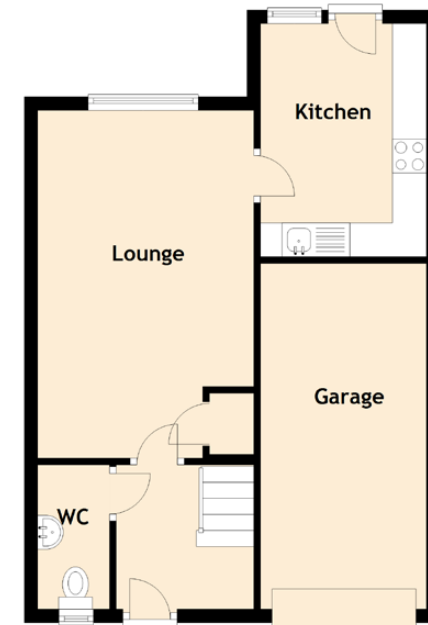
The three-piece, partially tiled family bathroom also has an extractor fan.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from views across the open countryside, including The Pentland Hills, gas central heating, full double glazing, private garden grounds surrounding the property, including a sunny west facing rear garden and a double driveway to the front, leading to the single integral garage, allowing for secure off-street parking for up to three cars.



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.13m (16'10") x 3.19m (10'6")
Kitchen	3.44m (11'3") x 2.46m (8'1")
WC	2.13m (7') x 1.06m (3'6")
Garage	5.10m (16'9") x 2.45m (8')

First Floor

Bedroom 1	3.60m (11'10") x 3.60m (11'10")
En-suite	2.13m (7') x 1.58m (5'2")

Bedroom 2	2.87m (9'5") x 2.47m (8'1")
Bedroom 3	2.87m (9'5") x 2.47m (8'1")
Bathroom	2.03m (6'8") x 1.96m (6'5")

Gross internal floor area (m²) : 74m²

EPC Rating : C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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.



Text and description
SEAN NICOL
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ABBEY TURPIE
Designer