



THE LOCATION

GOREBRIDGE, 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.

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.



25 Whitehouse Gardens

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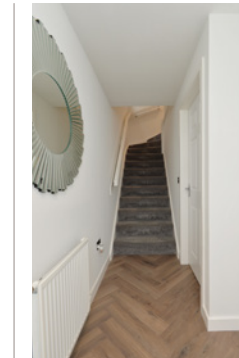
McEwan Fraser is delighted to present this stylish three-bedroom, end-terraced, house to the market. Well situated in an established modern development, the property is presented to the market in excellent internal order. This is an ideal starter home and internal viewing is highly recommended.

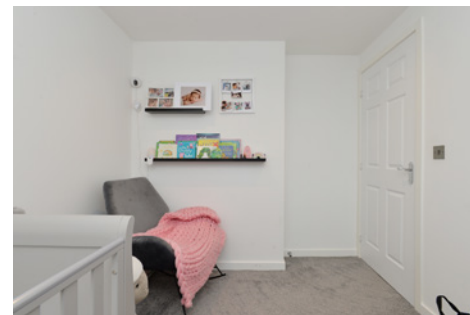
Internal accommodation is focused on a bright spacious and neutrally finished living room. A custom-designed media centre creates a lovely focal point. There is also plenty of space for a variety of different furniture configurations. This will give the new owner plenty of scope to create their perfect entertaining space. A door to the rear of the living room opens into the dining kitchen which occupies the full width of the property. The kitchen comes complete with a full range of base and wall mounted units offering plenty of preparation and storage space. A gas hob, electric oven, cooker hood, and dishwasher are integrated while space is provided for a free-standing washing machine and larger style fridge freezer. French doors open directly into the rear garden. The ground floor accommodation is completed by a WC off the main hall.

Climbing the stairs, the first-floor landing gives access to three bedrooms, a bathroom, and a large loft for additional storage. The front-facing master bedroom includes an integrated wardrobe and ample floor space for a larger style bed and additional free-standing furniture. The master bedroom further benefits from its own en-suite shower room which is partially tiled. The second bedroom is also a well-proportioned double. Bedroom three is a good-sized single. Finally, the bathroom is partially tiled and includes a three-piece white suite.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

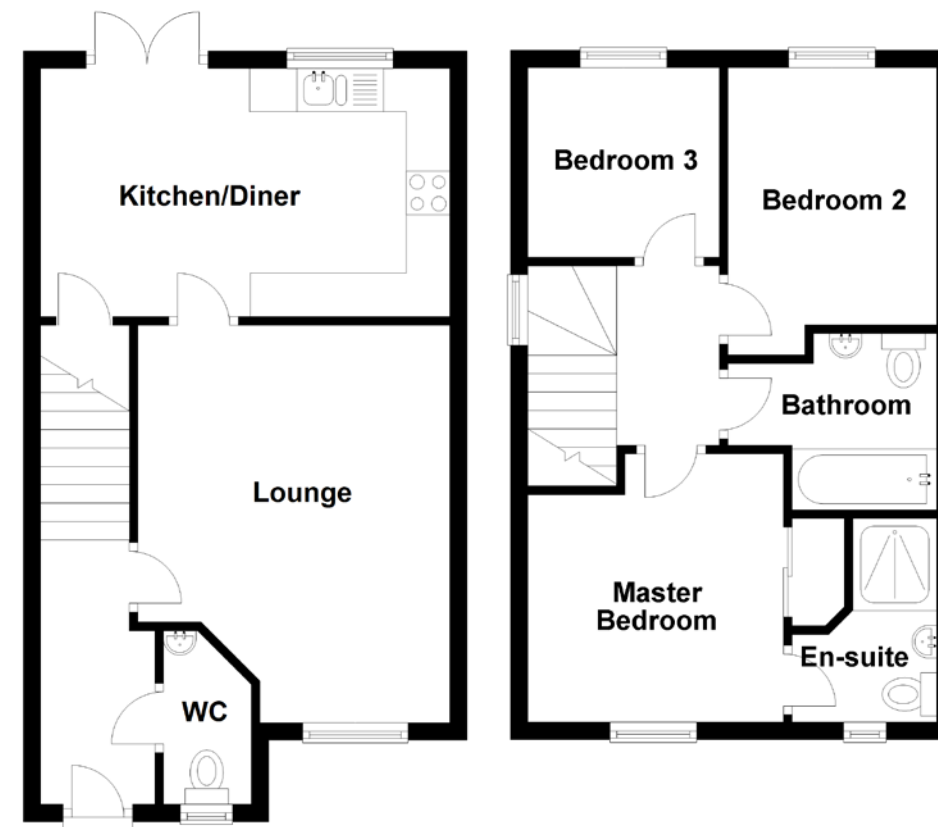
Externally, the rear garden has a mature lawn and a decked area for entertaining immediately adjacent to the house. There is also allocated residents parking.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	4.58m (15') x 3.59m (11'9")
Kitchen/Diner	4.71m (15'5") x 2.86m (9'5")
WC	2.00m (6'7") x 1.01m (3'4")
Master Bedroom	3.09m (10'2") x 2.96m (9'9")
En-suite	2.35m (7'8") x 1.66m (5'5")
Bedroom 2	3.31m (10'10") x 2.42m (7'11")
Bedroom 3	2.21m (7'3") x 2.19m (7'2")
Bathroom	2.40m (7'11") x 2.03m (6'8")

Gross internal floor area (m²): 73m²
EPC Rating: C

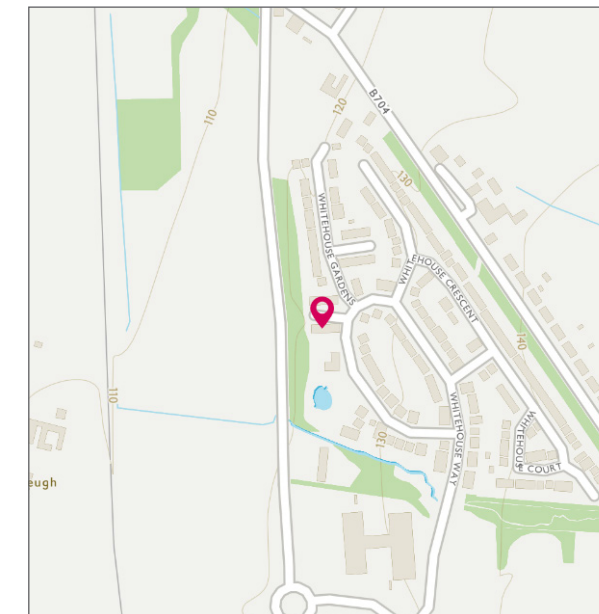


Image credit: <https://www.wordandsurvey.co.uk/osmap/>



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