

27 Whitehouse Road

GOREBRIDGE, MIDLOTHIAN, EH23 4FF



*SPACIOUS THREE BEDROOM TERRACED HOUSE
IN THE MIDLOTHIAN TOWN OF GOREBRIDGE*



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McEwan Fraser Legal is delighted to present this three-bedroom mid-terraced house in the popular location in Midlothian of Gorebridge. The property is in walk-in condition having been well maintained by the current owners.

Inside, the property comprises of a spacious living area flooded by natural light and offers various options for furniture configurations. A fully equipped kitchen with access to the private rear garden. The kitchen is fitted with a mix of free-standing and integrated appliances. There are two spacious double bedrooms and a smaller single. The master bedroom also benefits from en-suite facilities. The property is well served by both family bathroom and downstairs WC accessed from the hallway. The family bathroom is fitted with a shower over the bath.

In addition to this, the property includes free unrestricted on-street parking and also residents parking to the rear of the property. The house is also well served by gas central heating, good double-glazed windows and from being well insulated. Making for a warm and cost-effective home, year-round.

The Location

the lounge



kitchen/diner





bedroom 1





bedroom 2



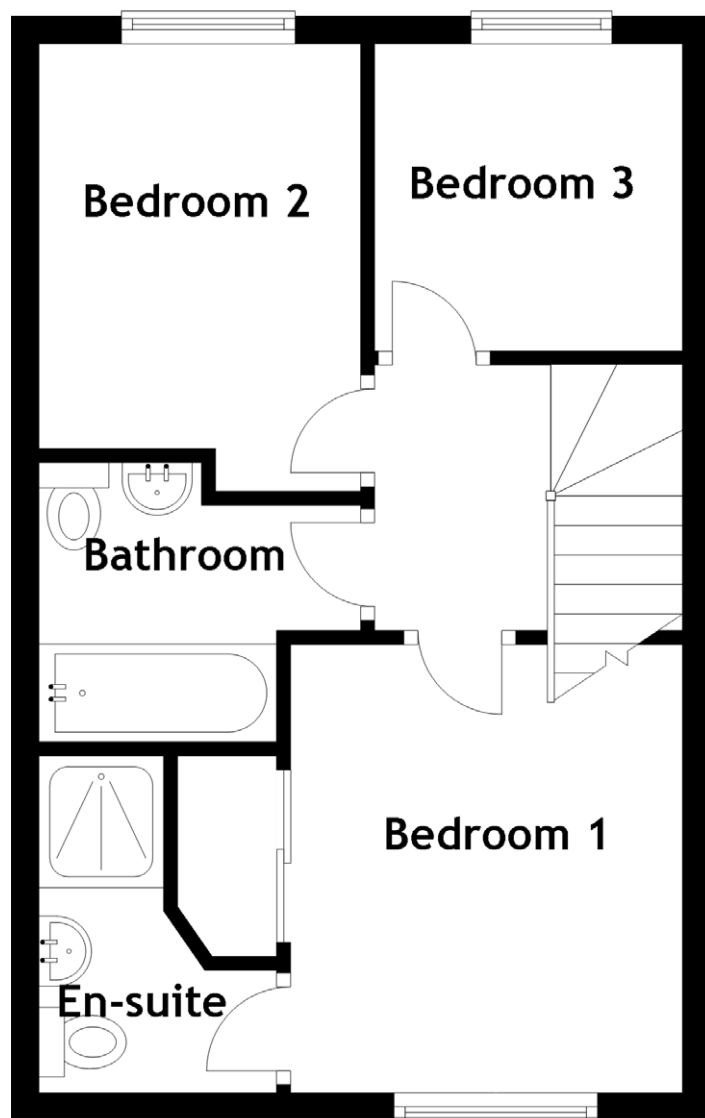
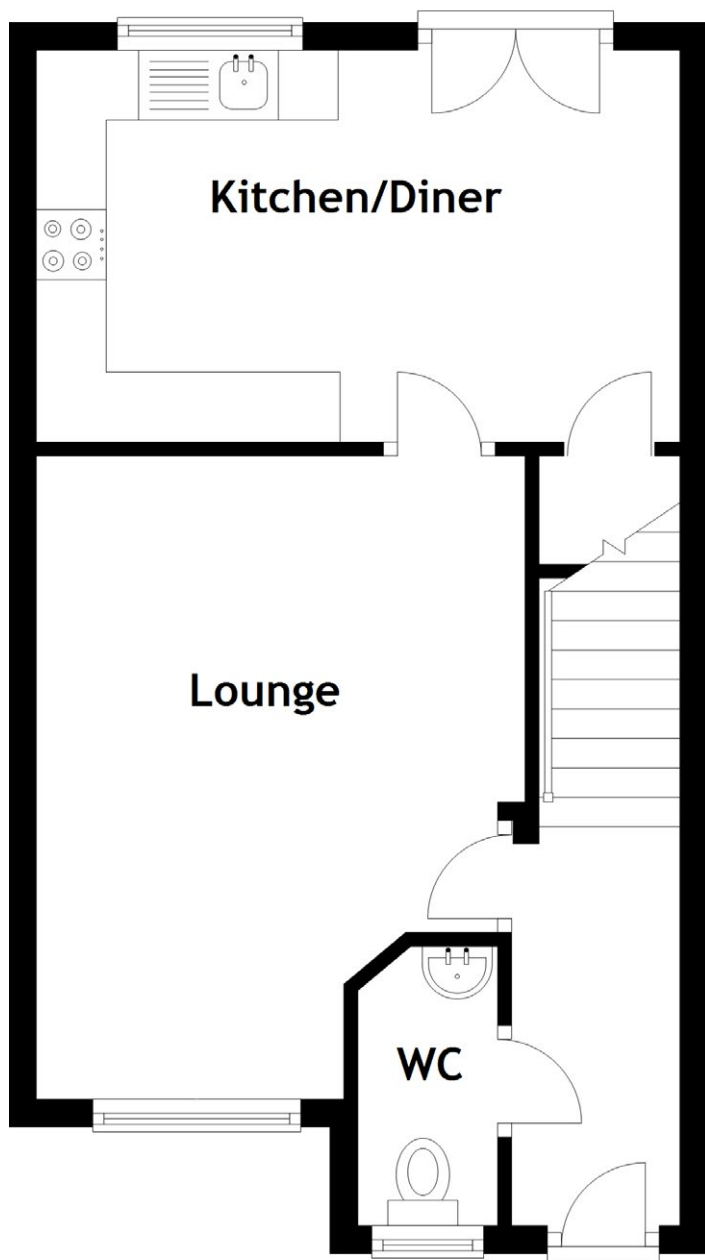


bedroom 3





the bathrooms



Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Kitchen/Diner	4.60m (15'1") x 2.80m (9'2")
WC	2.00m (6'7") x 1.00m (3'3")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
En-suite	2.30m (7'6") x 1.70m (5'7")
Bedroom 2	3.20m (10'6") x 2.30m (7'7")

Bedroom 3 2.20m (7'3") x 2.20m (7'3")

Bathroom 2.30m (7'7") x 1.69m (5'7")

Gross internal floor area (m²): 74m²

EPC Rating: C

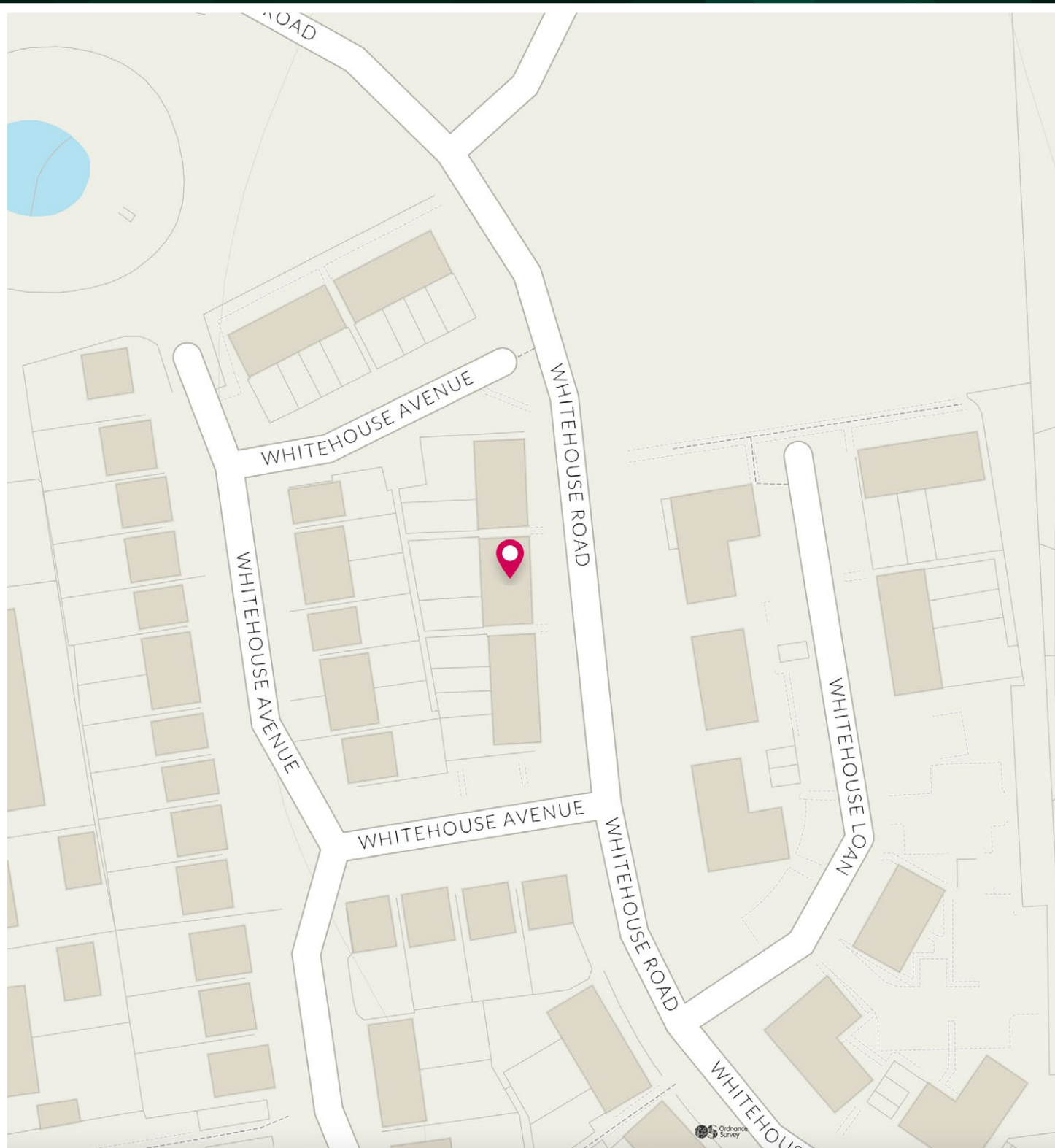




Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through 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. 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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