

# 36 Whitehouse Avenue

GOREBRIDGE, MIDLOTHIAN, EH23 4FJ



*BEAUTIFULLY PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME IN GOREBRIDGE*



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McEwan Fraser Legal is delighted to present this three bedroom detached house in Gorebridge. The property is in walk-in condition having been well looked after by the current owners. Inside, the property comprises of:

- Fully equipped kitchen with free-standing white goods and four ring gas hob
- Spacious and bright living room which offers various possibilities for furniture arrangements
- There are three spacious bedrooms, two are doubles a large single bedroom
- The master bedroom has integrated storage and an en-suite shower room
- Main bathroom, WC and en-suite shower room in the master bedroom

In addition to this, the property includes a private front and rear garden, garage, driveway, full double glazing and gas central heating. Making for a warm home year-round.

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**36 Whitehouse Avenue**

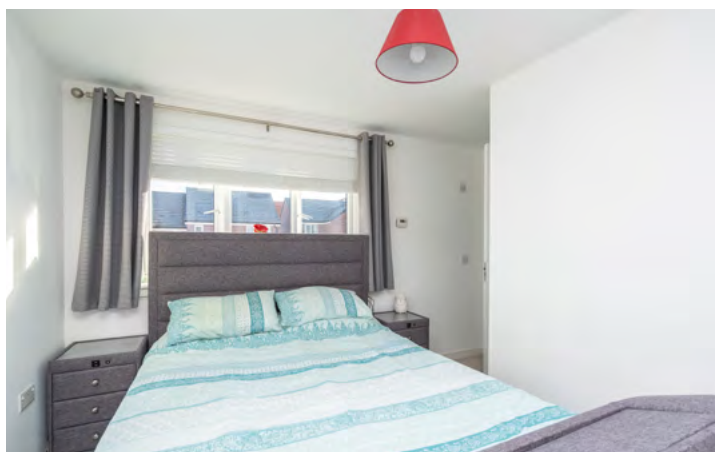
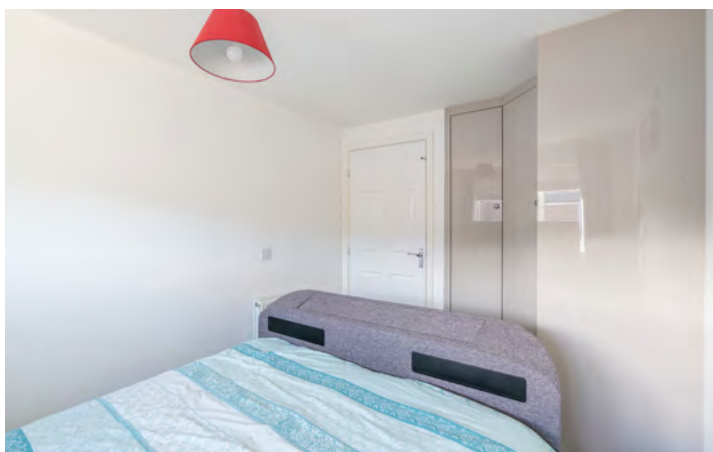
the lounge



the kitchen



bedroom 1





**bedroom 2**



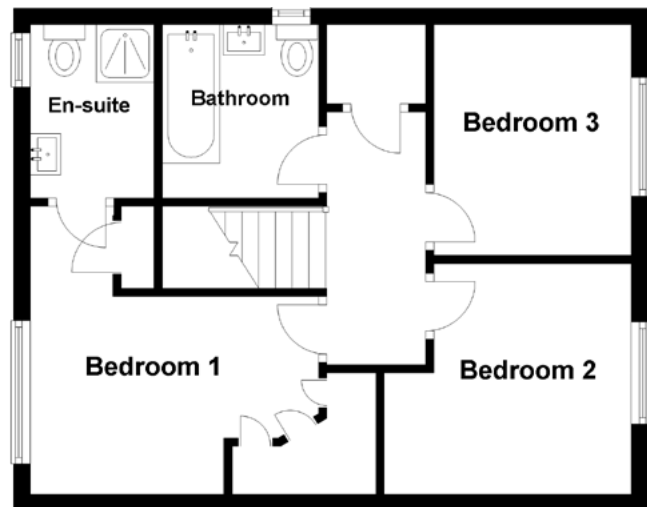
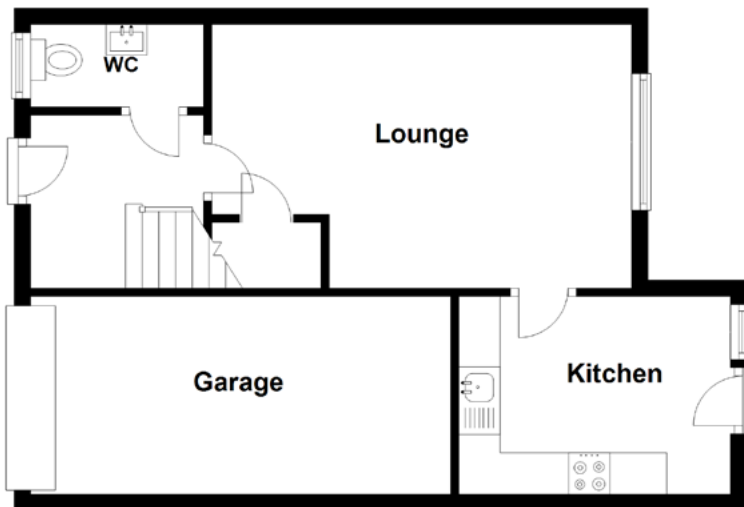


**bedroom 3**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")	Bathroom	2.10m (6'11") x 1.90m (6'3")
Kitchen	3.30m (10'10") x 2.40m (7'10")	WC	2.10m (6'11") x 1.00m (3'3")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
En-suite	2.10m (6'11") x 1.50m (4'11")	EPC Rating: C	
Bedroom 2	3.00m (9'10") x 2.80m (9'2")		
Bedroom 3	2.80m (9'2") x 2.40m (7'10")		





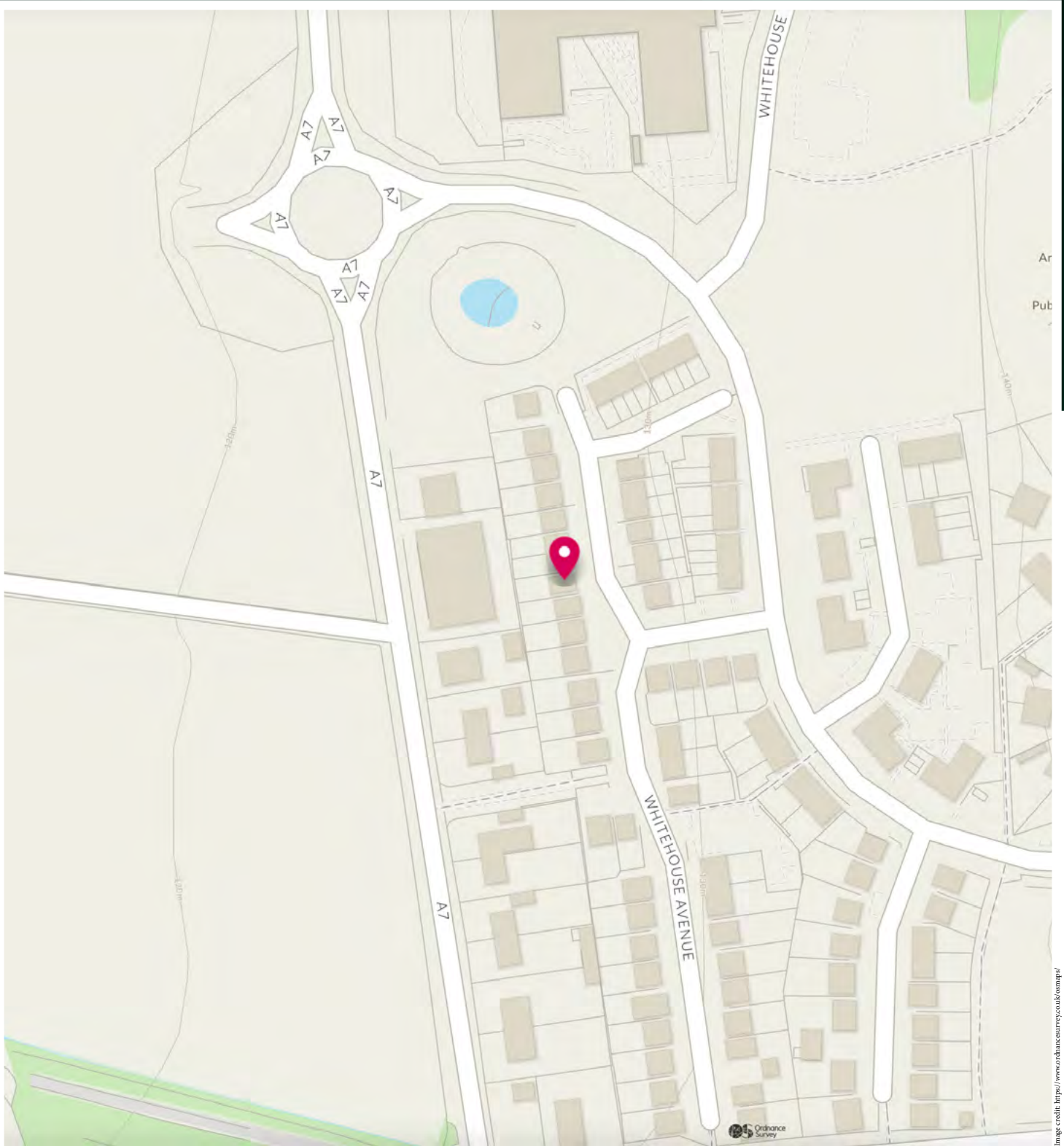


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Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns 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. There is 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. Gore Glen Primary School is within close proximity and can actually be seen from the property.

The Borders railway line provides 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.

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# McEwan Fraser Legal

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