



Solicitors & Estate Agents

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# 53 Whitehouse Avenue

GOREBRIDGE, MIDLOTHIAN, EH23 4FJ



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An excellent opportunity has arisen to acquire this threebedroom 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 wardrobes, an overstair storage cupboard and a three-piece, partially tiled en-suite 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 wardrobes. The three-piece, partially tiled family bathroom also has an extractor fan.

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 two cars.



















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JAY STEIN Surveyor

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