

**88 Birken  
Gorebridge, EH23 4JE**

OFFERS OVER £137,000



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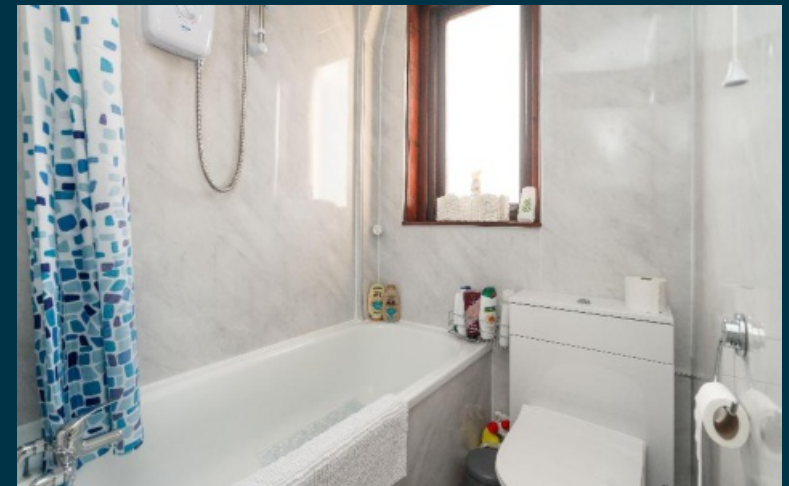
- Well-maintained 2-bedroom upper villa
- Recently redecorated throughout
- Separate fitted kitchen
- Gas central heating
- Large private garden, ideal for outdoor relaxation
- Driveway providing off-street parking with space for up to two cars
- Move-in ready, perfect for first-time buyers or professionals
- EPC C

### Description

This delightful 2-bedroom upper villa has been recently redecorated and is presented in excellent condition throughout. Boasting a bright and spacious living room and a separate kitchen, the home offers both comfort and functionality.

Additional features include gas central heating, and a large private garden, providing a peaceful outdoor space for relaxation or entertaining.

Situated in a desirable location, this property is ideal for first-time buyers, professionals, or anyone looking for a move-in ready home.





### Central Heating

The property benefits from gas central heating.

### Gardens and parking

The property further benefits from its own private garden and a driveway providing off-street parking with space for up to two cars.

### Location

Gorebridge is a charming town located in Midlothian, offering a peaceful yet connected lifestyle. Surrounded by picturesque countryside, the area is perfect for those who enjoy outdoor activities, including walking, cycling, and exploring nearby scenic spots such as the Pentland Hills.

The town provides a range of local amenities, including shops, cafes, and primary schools, making it ideal for families. Excellent transport links, including a nearby railway station, allow easy access to Edinburgh city centre and beyond, combining village charm with urban convenience.

Gorebridge is a friendly, community-focused area, offering a welcoming environment for residents seeking a balanced lifestyle.

### Extras

All fitted carpets, curtains and blinds are included in the sale.

### Valuation

The property has been valued at £140,000 and the home report is available from the ESPC website.

### Council Tax

The property is a council tax band B.

### Viewing

Telephone Agent 0131 229 3399





88 BIRKENSIDE, GOREBRIDGE EH23 4JE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 776 SQ FT / 72 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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