



18 WILLIAM ANGUS AVENUE

Gorebridge, Midlothian EH23 4RW



1

Public Rooms



4

Bedrooms



2

Bathrooms



18 WILLIAM ANGUS AVENUE

A well-presented and spacious four-bedroom detached family home, located within a popular and established modern development in the desirable commuter town of Gorebridge, Midlothian.

This attractive property has been thoughtfully maintained by the current owners and is tastefully decorated in neutral tones throughout. The home further benefits from fully enclosed, south-facing gardens predominantly laid to lawn—ideal for family living and outdoor entertaining.





B

EPC
RATING

E

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

Ground Floor:

- Welcoming entrance vestibule and hallway with under-stair storage
- Bright and spacious living room with open aspect views
- Contemporary dining kitchen fitted with a range of wall and base units and integrated appliances, including a four-ring gas hob, electric oven, extractor hood, fridge/freezer, and dishwasher
- Utility room with washer/dryer

First Floor:

- Upper landing providing access to all bedrooms
- Principal bedroom with en-suite shower room
- Three additional well-proportioned bedrooms
- Modern family bathroom

External:

- Enclosed, south-facing rear garden mainly laid to lawn
- Private double driveway and single integral garage









Extras – made to measure blinds included in the sale.

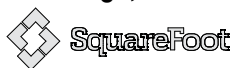
Factor - £100 SG property Management Ltd per annum.



GOREBRIDGE

Gorebridge is a thriving town in Midlothian, situated approximately 11 miles south of Edinburgh, making it a popular choice for commuters. The area is well-served by local amenities including shops, cafes, and primary schools, with excellent transport links provided by Gorebridge Railway Station and regular bus services to the city centre. The surrounding countryside offers a range of outdoor pursuits, while nearby Dalkeith and Bonnyrigg provide further shopping and leisure facilities.

**William Angus Avenue,
Edinburgh, EH23 4RW**



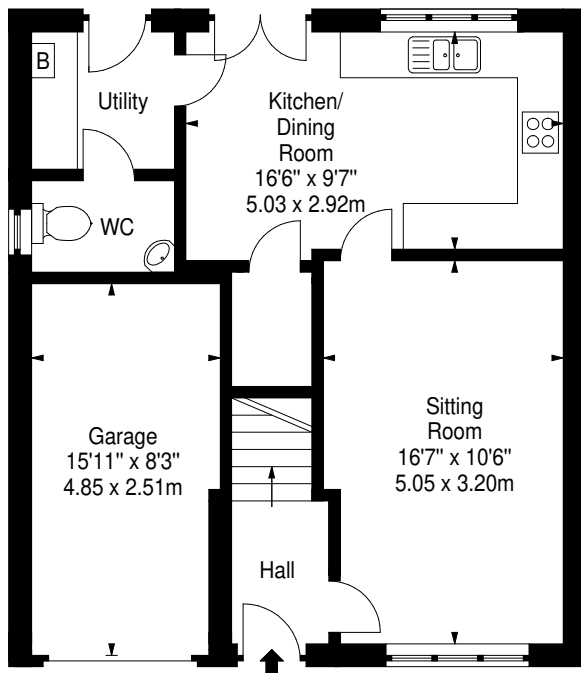
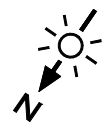
Approx. Gross Internal Area
1054 Sq Ft - 97.92 Sq M

Garage

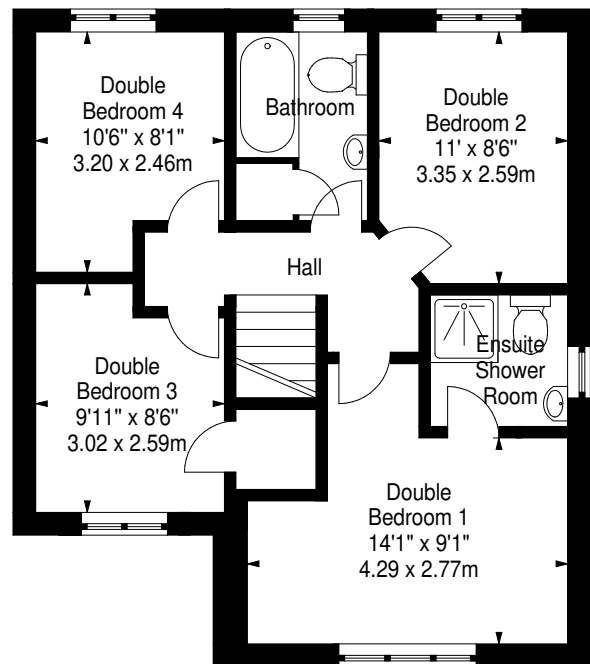
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



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