



Deans Properties

Deans Solicitors and Estate Agents LLP



**9 Kirkhill Terrace
GOREBRIDGE, EH23 4LL**



DETACHED HOUSE

- Living Room
- Kitchen/Dining Room/Living Room
- Utility
- Six Double Bedrooms (Two En-Suite)
- Bathroom
- Office/Hallway
- Separate W.C.
- Private Front & Rear Gardens
- Double Garage & Driveway
- EPC Rating – C



This immaculately presented detached house is a wonderful family home in Gorebridge, a popular town in Midlothian with a convenient range of local amenities and public transport links. The accommodation on the ground floor comprises; spacious, dual aspect living room, stylish kitchen lying open plan to large dining/family room with sliding doors to the rear garden, utility room, two double bedrooms (one en-suite) and separate W.C. There are four comfortable double bedrooms on the first floor (one en-suite), family bathroom and a generous hallway suitable for a study/home office area. A large, fully enclosed garden lies to the rear and there is a further paved garden to the front offering ample parking in addition to a double garage to the rear. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and dishwasher. The appliances included are sold as seen with no warranty provided.

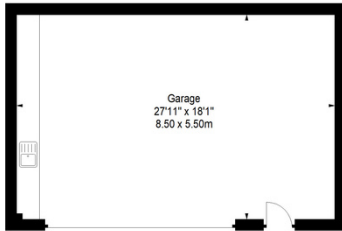




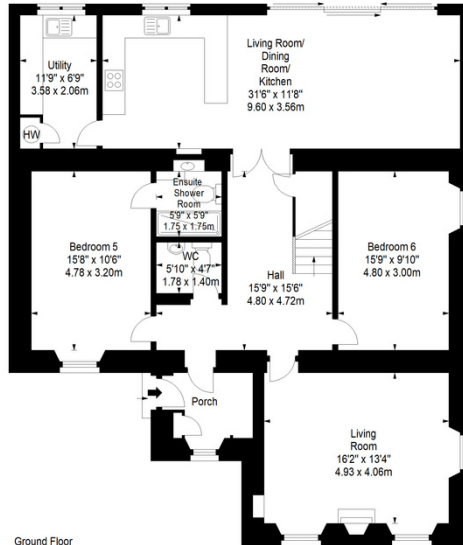
Kirkhill Terrace,
Gorebridge,
Midlothian, EH23 4LL



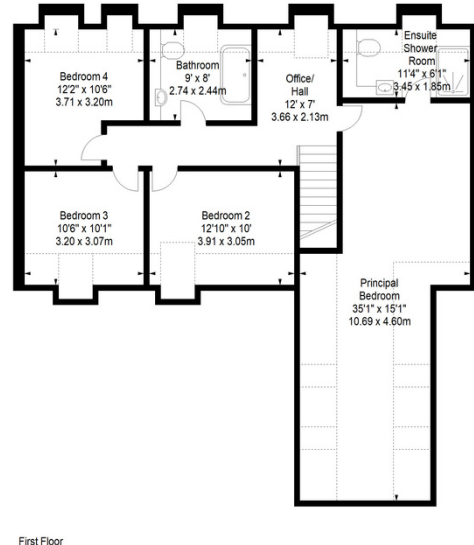
Approx. Gross Internal Area
2532 Sq Ft - 239.87 Sq M
Garage
Approx. Gross Internal Area
514 Sq Ft - 47.75 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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