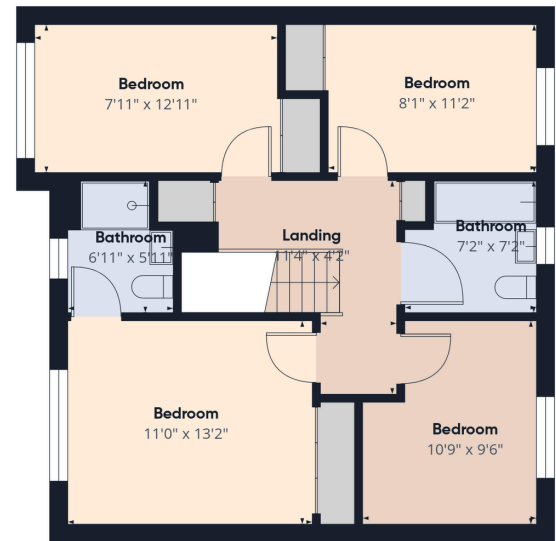




Floor 0



Floor 1



36 Colcoon Park
Gorebridge, EH23 4RS

Description

Immaculate 4-Bedroom Detached Family Home.

Set in a desirable residential location, this stunning 4-bedroom detached home offers spacious, modern living ideal for growing families. Beautifully presented and ready to move straight into, the property features a stylish open-plan kitchen/diner, private driveway to garage, and well-maintained throughout ticking every box for contemporary family life.

The heart of the home is the generous open-plan kitchen and dining area, perfect for both everyday living and entertaining. Finished to a high standard, the kitchen includes integrated appliances, sleek cabinetry, and direct access to the rear garden via patio doors, seamlessly blending indoor and outdoor living.

- The property comprises of :
- Welcoming hallway with under stairs storage
 - Bright and spacious lounge
 - Modern kitchen/diner with doors to garden
 - Utility room with WC
 - Family bathroom with shower over bath
 - Primary Bedroom with fitted wardrobes
 - Bedroom 2 / 3 with fitted wardrobes
 - Fourth bedroom
 - Ample storage throughout
 - Private Rear Garden
 - Driveway to garage
 - Great location

Viewings by appointment only.



Location

Gorebridge is a semi-rural town in Midlothian, around 11 miles southeast of Edinburgh city centre. It's an increasingly popular choice for homebuyers looking for a quieter lifestyle without sacrificing access to the capital. Gorebridge is well-served by public transport. The Gorebridge railway station lies on the Borders Railway line, offering a direct commute to Edinburgh Waverley in approximately 25–30 minutes—ideal for professionals. Local bus services also connect to neighbouring towns such as Dalkeith, Bonnyrigg, and Penicuik, as well as into Edinburgh. The A7 provides convenient road access for drivers heading north to the city or south toward the Scottish Borders. The town has seen growth in amenities in recent years. Local shops include convenience stores, takeaways, and independent cafés. For larger supermarkets and retail, Tesco and Morrisons in nearby Dalkeith are within a 10-minute drive. Families are served by several primary schools (including Gore Glen and St. Andrews RC Primary) and are within reach of Newbattle High School in nearby Easthouses. The Gorebridge Leisure Centre offers gym and fitness classes, and nearby Vogrie Country Park provides woodland walks, a golf course, and play areas. Healthcare is available via Newbyres Medical Group and local dental practices, with more extensive services at Edinburgh Royal Infirmary, around 20 minutes away. Gorebridge offers a great balance of countryside charm and modern convenience, making it especially appealing to families, first-time buyers, and commuters.

