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The Crescent
Gowkshill, Gorebridge
EH23 4PR

FOR SALE

Property Summary.

Located in the established and sought-after area of Gowkshill, adjacent to Gorebridge, this generously proportioned lower villa offers an exciting opportunity for families, first-time buyers, or investors alike.

Internally, the home features well proportioned accommodation with a bright and spacious layout throughout. While previously tenanted and now requiring some cosmetic upgrading, this property presents the ideal canvas for any buyer to add their own style and specification.



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Features.

-  Entrance hall
-  Generous livingroom
-  Spacious kitchen/breakfast room
-  Two double bedrooms
-  Family bathroom
-  Gas fired central heating
-  Extensive private front and rear gardens
-  Superb open views over surrounding countryside
-  Generous storage

Of particular note are the private gardens, especially to the rear, which offer a peaceful setting and uninterrupted views over open countryside—perfect for outdoor entertaining or relaxation.

Extras.

All fitted carpets, the cooker and washing machine. Please note the appliances will be sold as seen with no guarantees or warranties as to their suitability for use or working condition.





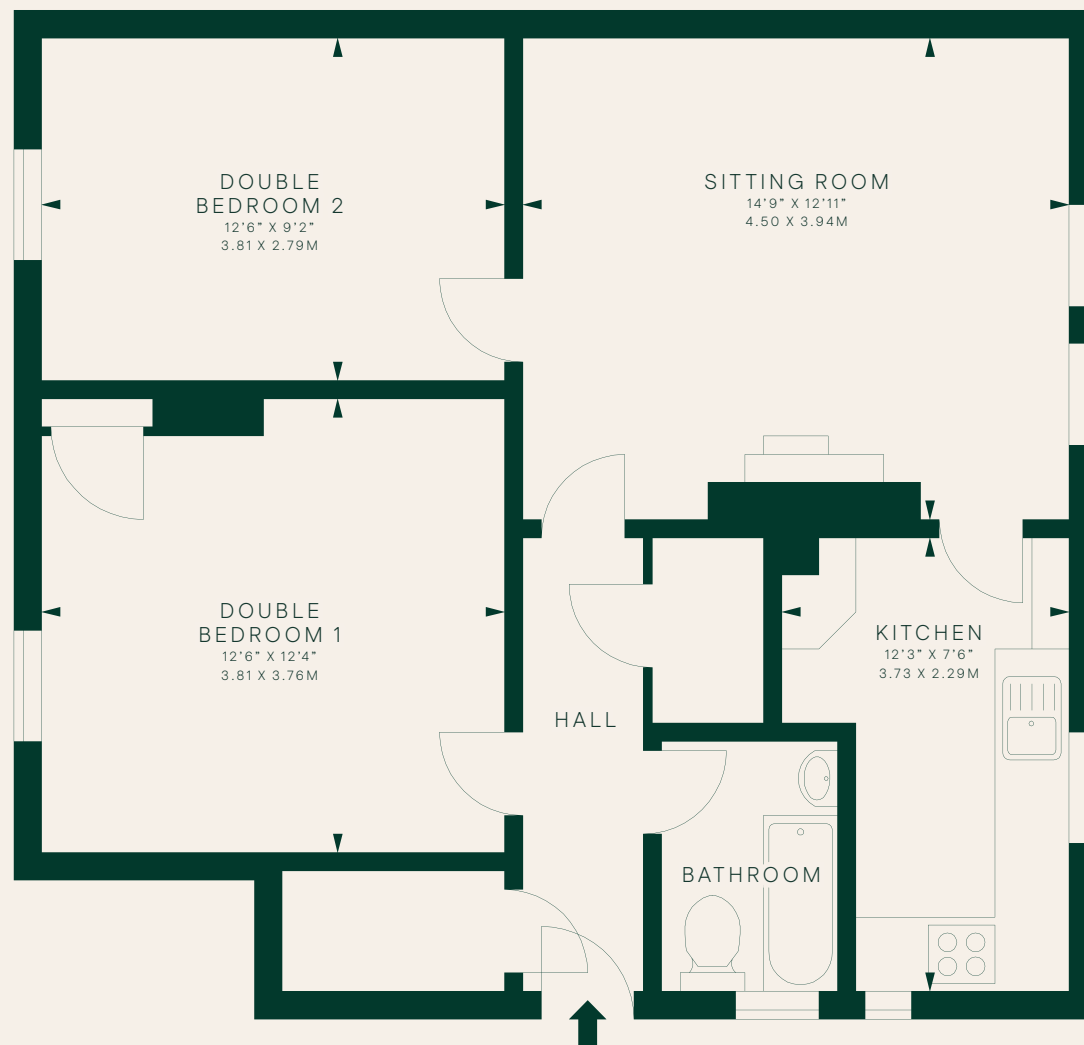
Floor Plans.

For illustrative purposes | Not to scale

Approximate Gross internal Area: 690 ft² / 64.10 m²

COUNCIL TAX BAND | B

ENTRY | Negotiable



GROUND FLOOR

Location.

Gowkshill is a well-established community offering a peaceful residential setting while benefiting from excellent local amenities. Nearby Gorebridge provides a range of shopping, schooling, and banking options, while the historic town of Dalkeith offers a broader selection of supermarkets and independent retailers. Straiton Retail Park is also within easy reach, featuring a variety of major high-street stores.

A rare opportunity to secure a spacious villa with true potential in a charming, well-connected location.

Viewing is highly recommended.

Contact

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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