



5 Limefield Gardens  
Gorebridge, Midlothian  
EH23 4RT



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Forming part of a modern residential development in Gorebridge, this three-bedroom, two-bathroom (plus WC) semi-detached house is sure to appeal to a variety of buyers, including first-time buyers, rental investors, couples and young families. The home boasts a spacious living room and a stylish kitchen with contemporary cabinetry, quality worktops and handy downlighters. The residence further features a principal bedroom with a built-in mirrored wardrobe, westerly aspect and en-suite shower room, plus two more bedrooms (one with a fitted wardrobe) and a family bathroom. Outside, the property offers buyers a private garage, driveway parking, and an enclosed rear garden with a detached shed and deck with seating space.

Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale, while all furnishings are available by negotiation.

## Features

- Semi-detached house in Gorebridge
- Part of a modern residential development
- Fresh, neutral interiors throughout
- Entrance hall with under-stair storage and WC
- Generous, carpeted living room
- Attractive fitted kitchen with rear access
- Landing with storage cupboard
- West-facing main bedroom with wardrobe and en-suite
- Two more bedrooms (one with a built-in wardrobe)
- Modern family bathroom
- Private rear garden with shed and seating space
- Garage and driveway parking
- Gas central heating and double glazing









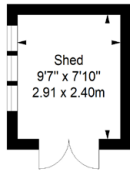






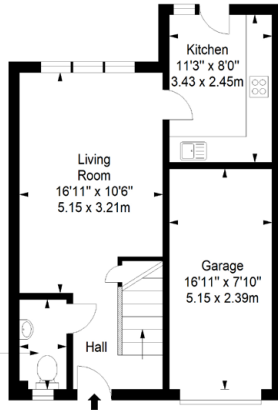
## Floorplan

**Shed**  
Approx. 7.0 sq. metres (75.4 sq. feet)



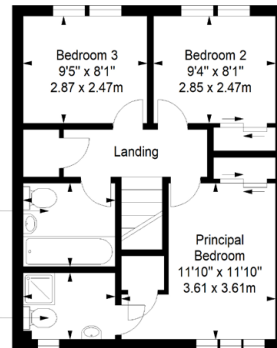
**WC**  
6'11" x 3'7"  
2.12 x 1.08m

**Ground Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)

**First Floor**  
Approx. 44.5 sq. metres (479.0 sq. feet)



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## Price & Viewings

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[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

ēspc rightmove  Zoopla.co.uk

EPC Rating - C | Council tax band - D | Home report Value - £245,000

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