



**98 BARLEYKNOWE ROAD**  
GOREBRIDGE, MIDLOTHIAN, EH23 4DZ



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Introducing a spacious two-bedroom semi-detached house in popular Gorebridge, which is beautifully presented throughout with attractive interior design. The home features a quality kitchen, bathroom, and WC, and it has great built-in storage as well. It also boasts private parking and well-kept gardens, along with the added appeal of a sizeable outbuilding for creative use.

Stepping inside, you are warmly greeted by a welcoming hall with built-in storage. In the living/dining room, elegant neutral décor is paired with a bright red feature wall and a wood-inspired floor to create an inviting aesthetic that is instantly homely. This room is spaciouly proportioned for comfy furnishings and it is brightly illuminated by a large picture window. A wall-mounted fireplace adds the finishing touch. Next door, the kitchen offers excellent cabinet storage and plenty of worksurface space, appointed in white and wooden tones (respectively). It is a charming and practical design. An oven, gas hob, and concealed extractor come integrated, with an undercounter fridge, freezer, and dishwasher also included, alongside space for a washing machine. Upstairs leads to the two spacious double bedrooms, both of which enjoy modern styling with tasteful accent walls set against a neutral backdrop.

## FEATURES

- A spacious semi-detached house
- Situated in popular Gorebridge
- Attractive interiors throughout
- Welcoming hall with built-in storage
- Spacious and elegant living/dining room
- Fitted kitchen that is well appointed
- Two double bedrooms with built-in storage
- Convenient ground-floor WC
- First-floor bathroom with over-bath shower
- Low-maintenance front and rear gardens
- Large outbuilding with electricity
- Private driveway for off-street parking
- Gas central heating and double glazing









The principal bedroom also features wood-style flooring and a built-in mirrored wardrobe. The second bedroom, on the other hand, is laid with soft carpet and equipped with built-in storage. Serving the home is a ground-floor WC (just off the kitchen) and a first-floor bathroom, both of which are fitted with tiles and modern fixtures. The bathroom also has an over-bath shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a low-maintenance front garden and a private driveway for off-street parking. There is also an easy-to-maintained rear garden which is ideal for summer dining. It features a generous patio area and an artificial lawn. In addition, a large outbuilding (with lighting and electricity) provides the perfect setup for an office or for creative pursuits.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, undercounter fridge, freezer, and dishwasher to be included in the sale.









## Gorebridge, Midlothian

Located approximately ten miles south of Edinburgh, the popular town of Gorebridge enjoys the best of both worlds: an idyllic setting in the Midlothian countryside within easy reach of the capital. A former mining town with a proud industrial history, the thriving community has retained an endearing village atmosphere. The historic main street is home to an excellent range of local services and amenities including shops, a Post Office, a medical centre, and a pharmacy, with more extensive shopping facilities available in nearby Dalkeith. Surrounded by breath-taking countryside, Gorebridge is perfect for exploring the great outdoors, and for sport and fitness enthusiasts, Gorebridge Leisure Centre boasts a well-equipped gym, a varied programme of classes, and a multi-purpose sports hall. Early years and primary schooling is offered at a choice of local primary schools, followed by secondary education nearby. The town is also well placed for some of the country's most prestigious independent schools. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverly in just 30 minutes. The town also enjoys swift and easy links to Edinburgh City Bypass and the M8/M9 motorway network thanks to its close proximity to the A7.











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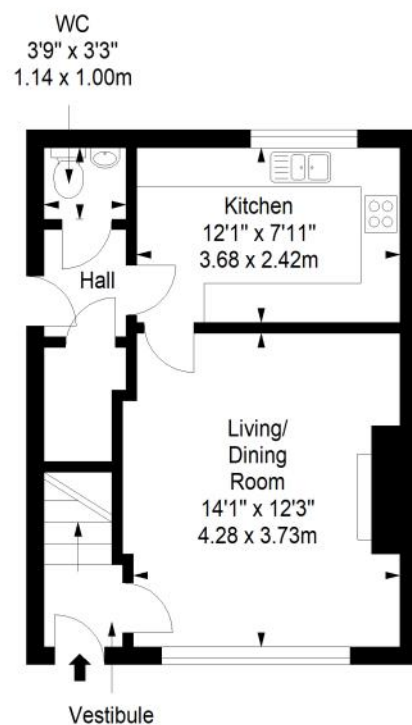
**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

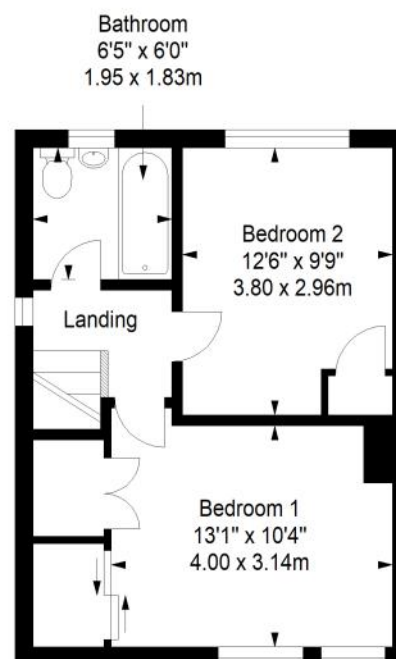
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

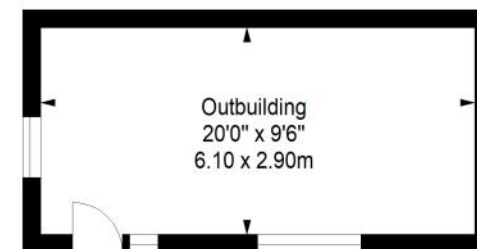
**Ground Floor**  
 Approx. 35.0 sq. metres (376.7 sq. feet)



**First Floor**  
 Approx. 35.0 sq. metres (376.7 sq. feet)



**Outbuilding**  
 Approx. 17.7 sq. metres (190.5 sq. feet)



**Total area: approx. 87.7 sq. metres (943.9 sq. feet)**