



GARDEN STIRLING BURNET

23 ASPEN DRIVE, GOREBRIDGE
MIDLOTHIAN, EH23 4PZ



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This attractive end-terrace house is an inviting family home featuring three bedrooms and the practicality of a bathroom, an en-suite shower room, and an additional WC. The interiors boast open views to the south-facing front and have a minimalist finish enhanced by thoughtful decorative touches. Further appeal comes from a lovely, secure garden and unrestricted parking. The modern development is within easy walking distance of shops, the primary school, and rail links, which connect to Edinburgh in just 30 minutes.

Behind the front door, an entrance hall presents a convenient WC with a ceiling-hung clothes pulley. It also features stylish and durable oak-inspired flooring that flows through the remainder of the ground floor. Leading off the hall is a sun-lit living room with leafy views, a flexible furniture layout, and direct kitchen access. The bright kitchen is adjacent to a dining area, complete with French doors opening to the garden, thus creating a convivial, year-round space for family meals and hosting guests. Gloss-white units with inset lighting are integrated with an oven and gas hob featuring a hood and stainless-steel splashback. Freestanding appliances, including an upright fridge freezer, a dishwasher, a washing machine, a tumble dryer, and a store cupboard, complete this well-appointed space.

FEATURES

- Ideal location in the small town of Gorebridge
- Modern end-terrace house with tasteful interiors and an open outlook
- Entrance hall with handy WC
- Sunny living room with kitchen access
- Bright, well-appointed dining kitchen with garden access
- Principal suite with storage and a shower room
- Two further bedrooms
- Three-piece family bathroom
- Secure easy-upkeep garden
- Designated car parking space in the car park
- Gas central heating and double-glazing





Stairs from the hall rise to a naturally lit landing that provides access to three bedrooms, with comfy, soft carpeting running throughout. The elegant principal bedroom features a serene open aspect, a mirror-fronted fitted wardrobe, and an en-suite monochrome shower room. A stylishly decorated three-piece family bathroom is also located on this level. Gas central heating and double glazing ensure the home remains warm and efficient.

Outside, the rear garden is child- and pet-friendly, enclosed by fencing and easy to maintain, simply landscaped with a lawn, a seating deck, and gravelled/paved areas. Designated car parking space in the car park to the rear of the garden, with visitor spaces as well as on-street parking to the front of the property, enhancing the functionality of this delightful contemporary home.

Extras: The sale includes all fitted floor and window coverings, light fixtures, and integrated/freestanding appliances.







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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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

