



30 ASPEN DRIVE
GOREBRIDGE, MIDLOTHIAN, EH23 4PZ

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Welcome to a beautiful two-bedroom mid-terrace house with elegant modern interiors that are completed with a sharp eye for detail. This charming red-brick property in Gorebridge is a wonderful home for anyone seeking a village lifestyle within easy reach of the surrounding countryside just a 35-minute drive from Edinburgh city centre. It boasts a south-facing living room, a fashionable breakfasting kitchen, and a modern bathroom and separate WC. It also features a sizeable garden and allocated parking.

Set behind a low-upkeep front garden, the home's main door opens directly into the living room, which offers a bright and inviting first impression. It has a spacious footprint for comfortable lounge furniture and a south-facing window capturing lots of natural light throughout the day. The airy ambience is further enhanced by light decoration and a subtle accent wall. Paired with a wood-textured floor, it is an attractive combination that welcomes you to sit back and relax. For practicality, there is also built-in storage. Sat adjacent, the breakfasting kitchen has a modern design and a monochrome-inspired colour palette. It features base and wall cabinets in light grey, alongside complementary worktops and splashback tiles. It comes with integrated appliances, rear garden access and an adjacent WC.

FEATURES

- A beautiful mid-terrace house
- Offers a village lifestyle in popular Gorebridge
- Far-reaching hillside views
- Elegant interior design throughout
- Spacious, south-facing living room with storage
- Modern breakfasting kitchen with adjacent WC
- Two bedrooms with built-in wardrobes
- Modern bathroom with overhead shower
- Low-upkeep front garden
- Long, fully-enclosed rear garden
- Allocated off-street parking space
- Gas central heating and double glazing





Upstairs, the two bedrooms are both enhanced by crisp white décor and wood-toned floors. Both rooms also have the benefit of built-in wardrobes. The southerly-facing principal bedroom has additional storage, whereas the second bedroom boasts an inspiring backdrop of far-reaching hillside views. Finished with neutral décor and sandy-toned tiles, the bathroom is in keeping with the home's high standards. Fitted with a modern three-piece suite, it is comprised of a hidden-cistern toilet, a storage-set washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, there is a long rear garden that begins with a timber deck and leads out to an artificial lawn and generous patio area. Fully-enclosed, it is a delightful space for relaxing and dining in the sun. The home has an allocated off-street parking space, as well as further visitor's parking.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances 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

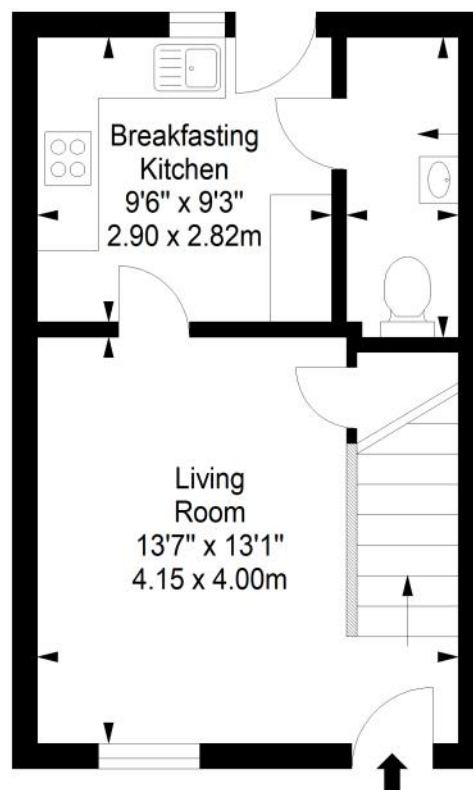
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

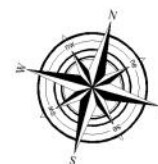
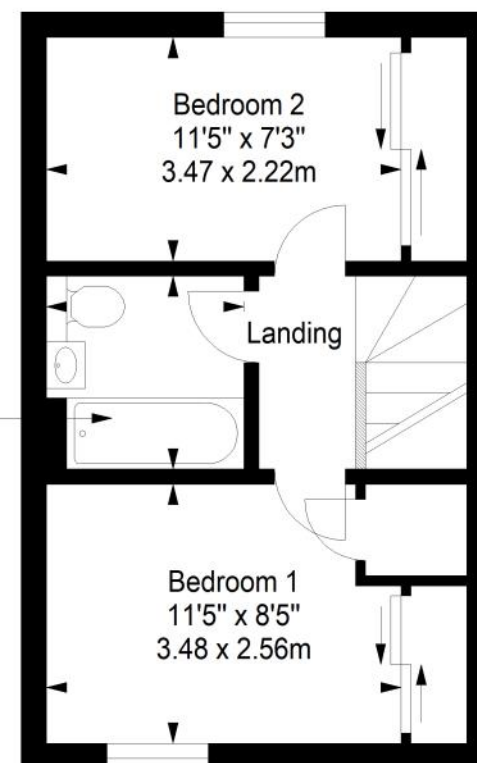
Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 57.6 sq. metres (620.0 sq. feet)