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Offers Over
£145,000

25 Castle Avenue

Gorebridge | Midlothian | EH23 4TH

Beautifully spacious and rarely available, this two-bedroom main-door upper flat is situated within a desirable residential development in the charming Midlothian town of Gorebridge. The property enjoys a peaceful yet highly convenient setting, ideally located close to excellent transport links, including the nearby train station, and a wide range of local amenities such as shops, schools, and parks. Perfect for first-time buyers, professionals, or couples, this well-maintained home offers move-in-ready accommodation with generous proportions and ample storage throughout.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

Accessed via a private entrance, the property opens to a welcoming staircase and upper hallway featuring a built-in storage cupboard and access to the loft. The bright and spacious lounge, positioned to the front, benefits from twin windows providing abundant natural light. To the rear, the fitted kitchen offers a selection of wall and base units, sleek worktops, a gas hob, and a built-in electric oven, complemented by pleasant garden views. There are two well-sized bedrooms, including a generous principal bedroom with built-in storage and a versatile second bedroom suitable for guests, a home office, or a nursery. The modern bathroom is fitted with a white three-piece suite, shower over bath, glass screen, and full tiling for a fresh contemporary finish.

Additional features include gas central heating and double glazing throughout for year-round comfort and energy efficiency.

Factor Details: Ross and Liddell, payment of approx. £90 every six months.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a private rear garden ideal for outdoor leisure, a private driveway providing off-street parking, and an external storage cupboard for added convenience.

Viewing

Please contact Neilsons on 0131 625 2222.



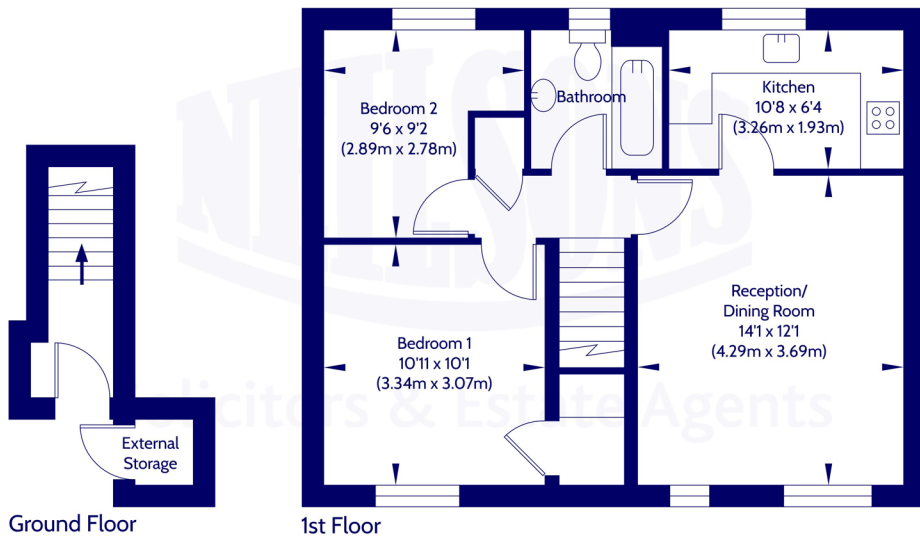


Location

Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and city bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options. Gorebridge continues to grow in popularity, thanks to its community feel, transport links..



Approx. Gross Internal Floor Area 54 Sq M / 580 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

