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Offers Over

£245,000

32 William Angus Avenue

Gorebridge | Midlothian | EH23 4RW

Beautifully presented and well-proportioned, this lovely three-bedroom semi-detached villa forms part of a popular modern development in Gorebridge. Perfectly positioned close to excellent local amenities, reputable schooling, and convenient transport links, the property offers an ideal opportunity for first-time buyers and growing families alike.

-  3 bedrooms
-  1 public room
-  2 bathroom
-  Private garden
-  Garage & Driveway
-  EPC Band - B
-  Council Tax Band - B



Description

A welcoming entrance hallway sets the tone for the home, featuring stylish tiled flooring and underfloor heating extending throughout the ground level. The bright and airy rear-facing lounge provides a relaxing space for everyday living, while the sleek kitchen/diner is fitted with a range of integrated white goods and offers ample room for a small table and chairs, with direct access to the rear garden for easy indoor-outdoor flow. Completing the ground floor is a convenient two-piece WC. Upstairs, the principal bedroom enjoys a peaceful front aspect, fitted double mirrored wardrobes, and an additional over-stairs cupboard, served by a smart en-suite shower room with partial tiling, tiled flooring, and a single cubicle. Two further double bedrooms provide excellent flexibility, both offering space for freestanding furniture, while the modern family bathroom features a bath, partially tiled surround, and tiled flooring.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens & Parking

Externally, the property boasts a superb, landscaped rear garden, thoughtfully designed across split levels with two patio areas, an astro-turf section, and raised beds – ideal for relaxing or entertaining outdoors. A double driveway and single garage provide excellent off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





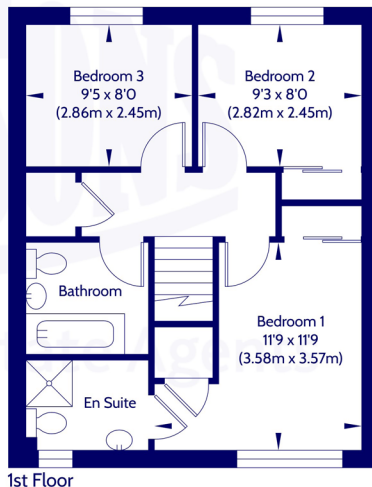
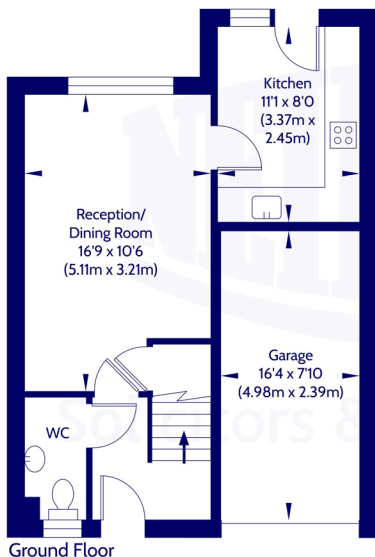
Location

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 75 Sq M / 814 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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