



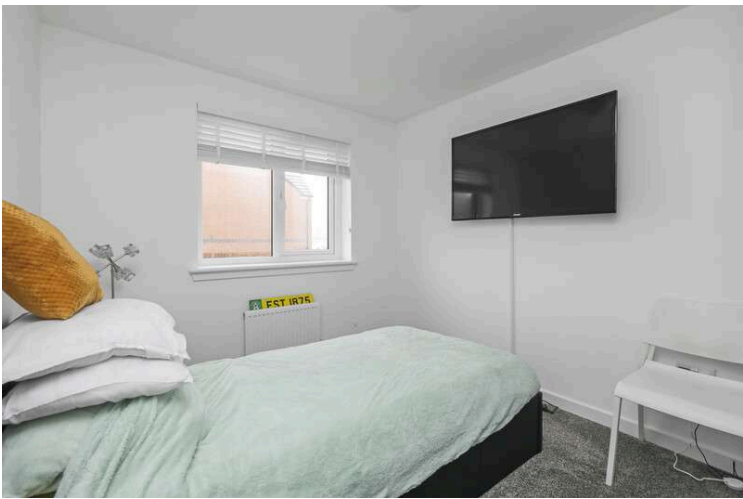
25 Peastonhall Drive, Gorebridge, Midlothian, EH23 4RR

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to 25 Peastonhall Drive, a superb property with modern spacious accommodation. McDougall McQueen are delighted to present to the market this bright and spacious, modern four-bedroom, detached house, positioned in a prime location in a modern residential estate in the lovely Midlothian town of Gorebridge. This stunning property provides great family living space and is presented in excellent condition throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property itself will make an ideal purchase for professional couples who love to entertain and those with growing families. There are private garden grounds to the front and rear which are ideal for outside entertaining, and a driveway provides off-street parking and access to an integral single garage. This property is sure to attract a lot of interest with its modern convenient location and we would recommend viewing at your earliest convenience.

- Spacious living room with front facing window
- Modern fully fitted dining kitchen with a range of base and wall units, gas hob with stainless steel splashback, extractor, oven, fridge freezer and dishwasher, dining space with under stair store, and French doors providing access to the rear garden
- Utility room with rear garden access
- Ground floor WC
- Upper hallway with loft access
- Main bedroom with front facing window and fitted wardrobes
- Lovely en-suite shower room
- Bedroom two with rear facing window and built-in wardrobes
- Bedroom three with rear facing window and built-in wardrobes
- Bedroom four with front facing window and over stair store cupboard
- Family bathroom with three-piece white suite, window to the rear and store cupboard
- Double glazing and gas central heating
- Private garden grounds to the front and rear which are ideal for outside entertaining and relaxation
- Driveway providing off-street parking for two cars
- Integral garage with both light and power



## Location

Gorebridge is located approximately eleven miles to the Southeast of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, the borders rail link is open with Gorebridge station within walking distance of the property.

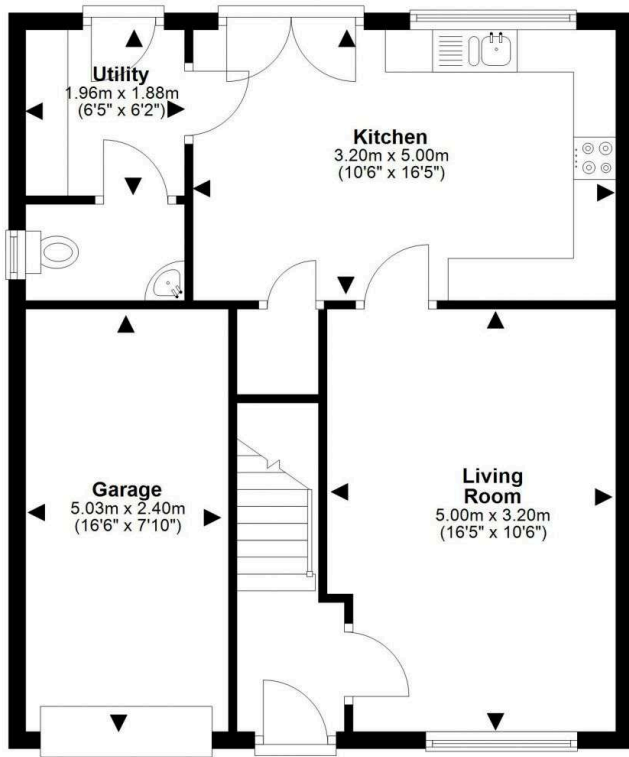
## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances and garden shed. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen. Other items may be available by negotiation.

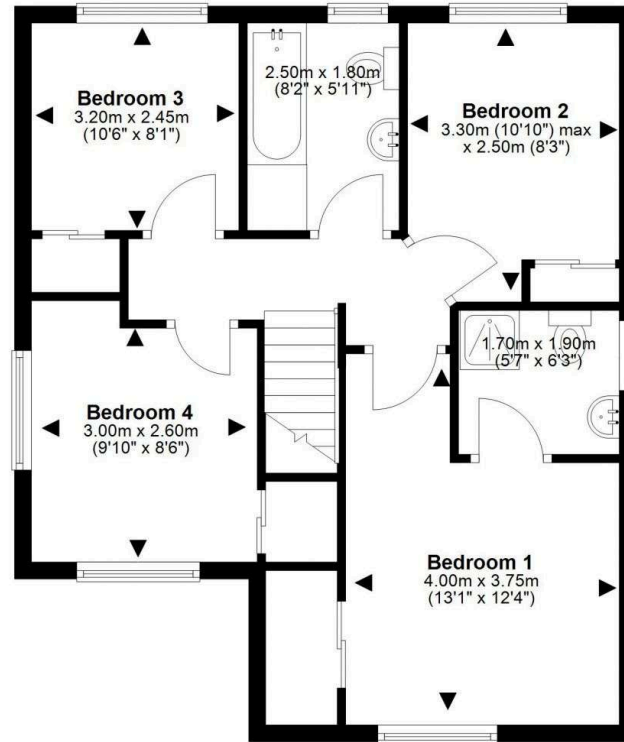
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



**Ground Floor**



**First Floor**



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

