

KILGOUR

PROPERTY



30 William Angus Avenue, Gorebridge, EH23 4RW





- Living Room
- Kitchen
- 3 Bedrooms
- En-suite
- Bathroom
- W/C
- Garage
- Garden
- Gas central heating
- Double glazed windows
- Council Tax – Band D
- EPC – Band C

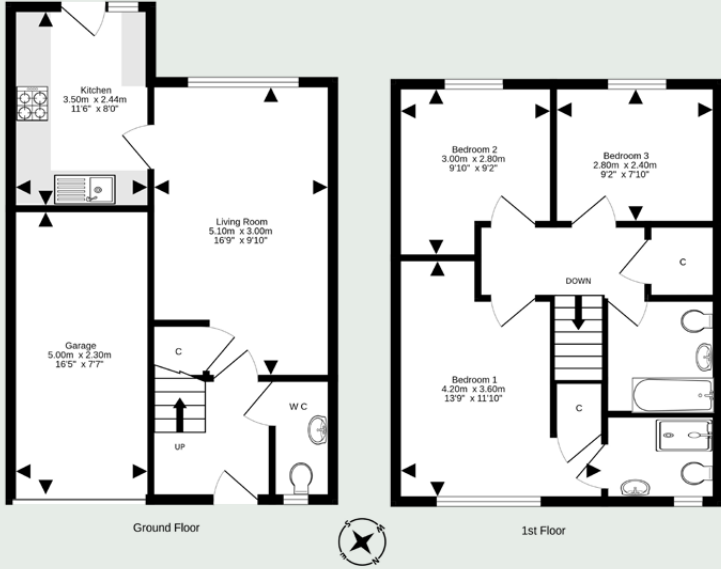
Viewing by appointment through selling agent on 0131 273 5233

Description

This semi-detached house forms part of an attractive, contemporary development in Gorebridge and offers immaculate interiors. Externally there is a large garden to the rear, an integral single garage, and a private driveway. The home is presented in a true move-in condition and is perfect for families, with excellent amenities and transport links nearby.

Location

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. 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.

1 3 2 C
B
B
EPC BANDD
COUNCIL TAX BAND

Living Room	16'9 x 9'10	5.10m x 3.00m
Kitchen	11'6 x 8'0	3.50m x 2.44m
Bedroom 1	13'9 x 11'10	4.20m x 3.60m
Bedroom 2	9'10 x 9'2	3.00m x 2.80m
Bedroom 3	9'2 x 7'10	2.80m x 2.40m
Garage	16'5 x 7'7	5.00m x 2.30m





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