



1 Whitehouse Gardens
GOREBRIDGE | EH23 4FQ


warners
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Nestled in a quiet, manicured modern estate close to excellent local amenities, well regarded schools, quick transport links and vast open green spaces is this immaculately presented detached house with driveway, double garage and landscaped gardens. Set over 2,400 square feet this generous accommodation would make an ideal family home. The property comprises welcoming entrance hallway, bright dual aspect lounge with wood burning stove, contemporary dining kitchen with attractive units and useful utility room off, bay windowed family room, stylish dining room with French doors to the garden and downstairs is completed by a convenient W/C. Following up a wide staircase the upper landing boasts a generously sized master bedroom with double built in wardrobes and an elegant en-suite bathroom with shower and separate bath, second bedroom with bay window, double built in wardrobes and en-suite shower room, three further well-proportioned double bedrooms and the home is completed by a main bathroom with shower and separate bath. Externally the fully enclosed sunny south facing rear garden is laid to lawn with outstanding paved area with a west view towards the Pentland Hills, ideal for al fresco dining.

- Detached family home
- Quiet cul-de-sac
- Double garage with remote controlled door and electric charging point
- Driveway
- Large garden
- Lounge and family room
- Dining Room
- Dining kitchen and utility room
- 5 double bedrooms
- Three bathrooms and a W/C

Extras: All blinds, most light fittings, integrated kitchen appliances – 5 ring gas hob, oven, microwave and fridge freezer will be included. No warranty will be given for any electrical appliances. EPC rating B.

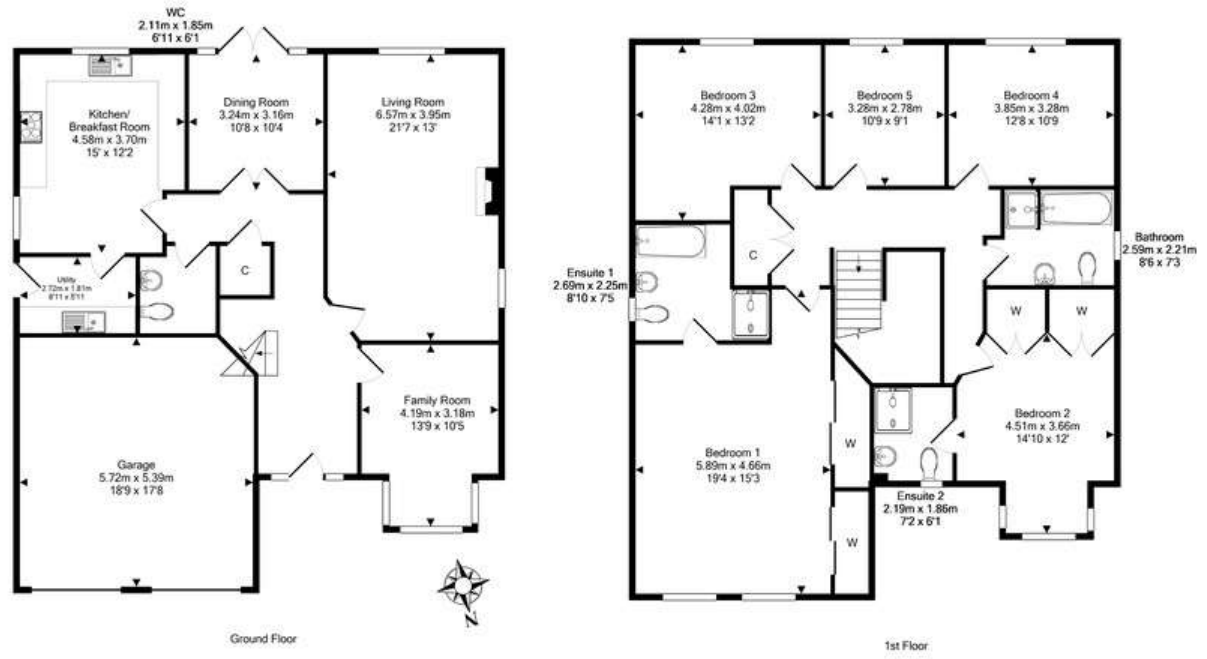


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh and boasts excellent local amenities and fine country walks on its doorstep. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The new Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge,





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropia ©2021