



16 William Angus Avenue
GOREBRIDGE | EH23 4RW


warners
solicitors & estate agents



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Situated in a modern development in Gorebridge, this bright and spacious detached home offers a well-presented three-bedroom, two-bathroom layout in move-in condition. The property features stylish interiors, high-quality fittings, and well-maintained gardens with private parking.

The entrance is framed by a tidy front lawn. Inside, the hallway leads to a convenient WC, with the spacious living/dining room ahead, benefiting from natural light through three large windows. This room, with a neutral color scheme and cozy carpeting, overlooks the rear garden. The adjacent breakfasting kitchen includes sleek white cabinetry, a breakfast bar, and integrated appliances, plus access to the garden.

Upstairs, the master bedroom features built-in storage and an en-suite shower room. The second bedroom is a generous double, while the third works well as a single or home office. A family bathroom completes the floor. The property offers double-glazed windows and gas central heating throughout.

The south-facing rear garden is fully enclosed, with a lawn and patio ideal for outdoor dining. To the front, a private driveway provides off-road parking and leads to an attached garage.

- Modern 3-bed, 2-bath detached home.
- Stylish interiors with high-quality finishes.
- South-facing, enclosed rear garden.
- Private driveway and attached garage.
- Move-in ready condition.
- Desirable Gorebridge location.

EPC Rating C, Council Tax Band H.

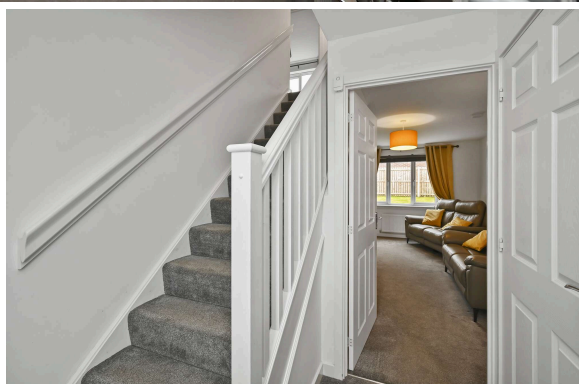
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

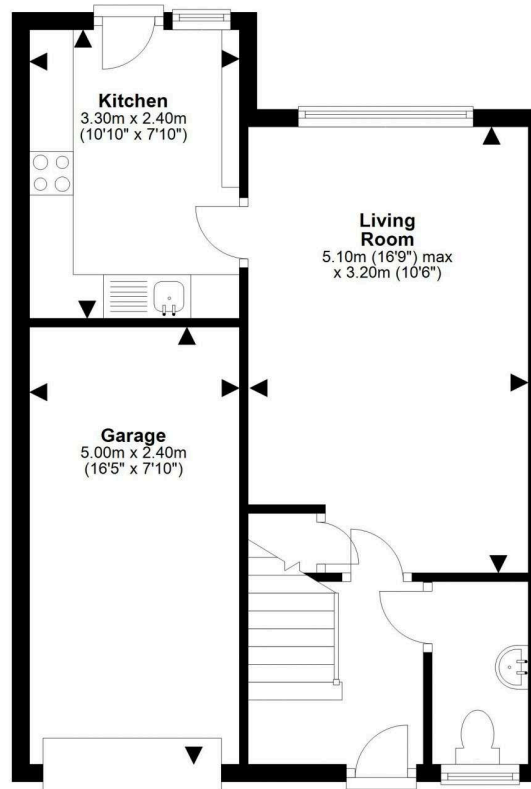


Factor fee in place, approx. £76 per annum.

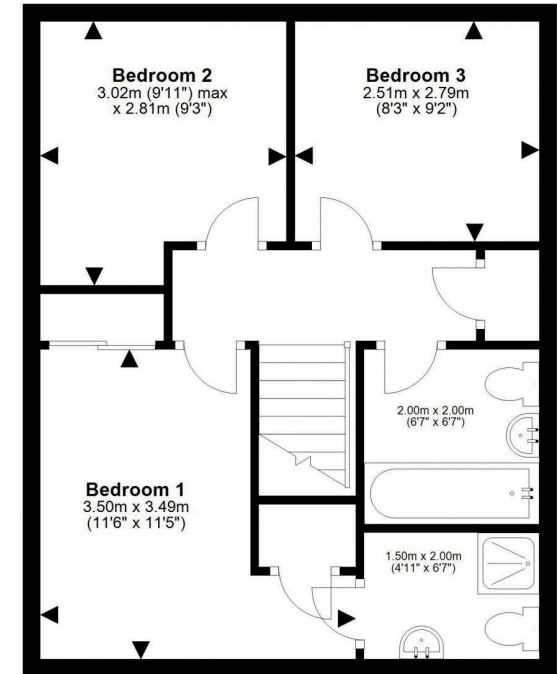
All curtain poles, living room and bedroom three blinds, integrated kitchen appliances and washing machine will be included in the sale.

The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. 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. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. 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 Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.





Ground Floor



First Floor

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