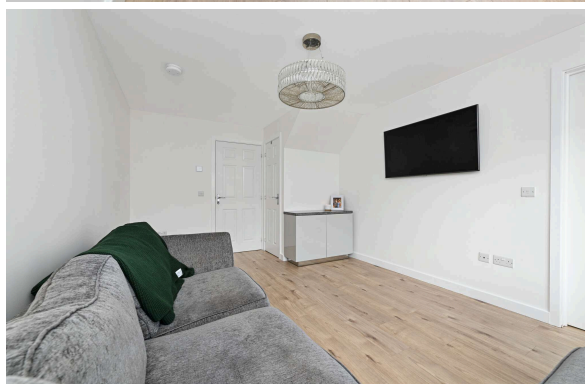




15 Peastonhall Drive
GOREBRIDGE | EH23 4RR


warners
solicitors & estate agents



15 Peastonhall Drive

GOREBRIDGE | GOREBRIDGE | EH23 4RR

Well presented three bedroom semi-detached villa, situated in a sought-after modern development on the edge of Gorebridge, boasting an integral garage and a spacious, fully enclosed private rear garden laid to lawn with decking. This lovely home offers comfortable living throughout. The ground floor features a light filled living room with under-stair storage, beautifully appointed kitchen giving access to the rear garden and fitted with modern units and a range of appliances. The welcoming hallway with convenient WC complete the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, the principal bedroom benefits from an en-suite shower room with contemporary fixtures and the well-appointed family bathroom with a three-piece suite completes the internal accommodation. Externally, a driveway leads to the integral garage, offering additional parking and storage. The front garden is well maintained while the fully enclosed rear garden is laid to lawn and ideal for al fresco dining and outdoor entertaining with a generous decking area.

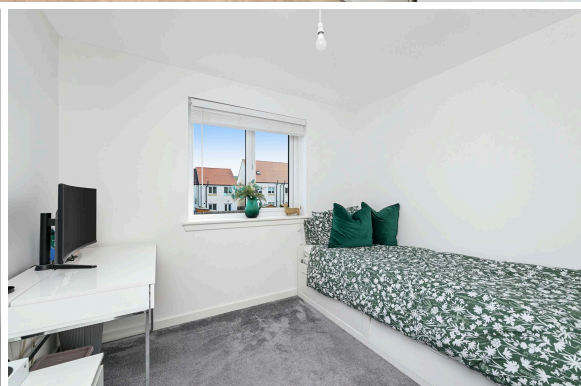
- Welcoming entrance hallway with WC
- Light filled living room with storage
- Well appointed modern fitted kitchen
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom featuring stylish three piece suite
- Gas central heating and double glazing
- Solar Panels
- Single integral garage and driveway
- Private front and rear gardens
- Attic

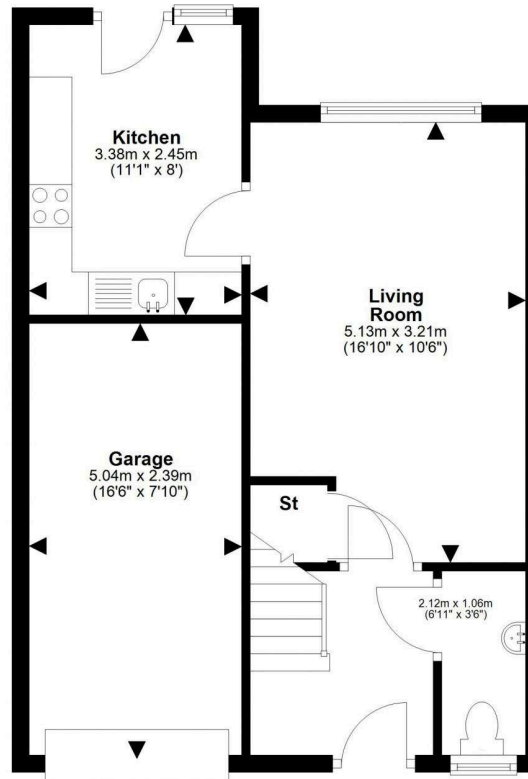
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



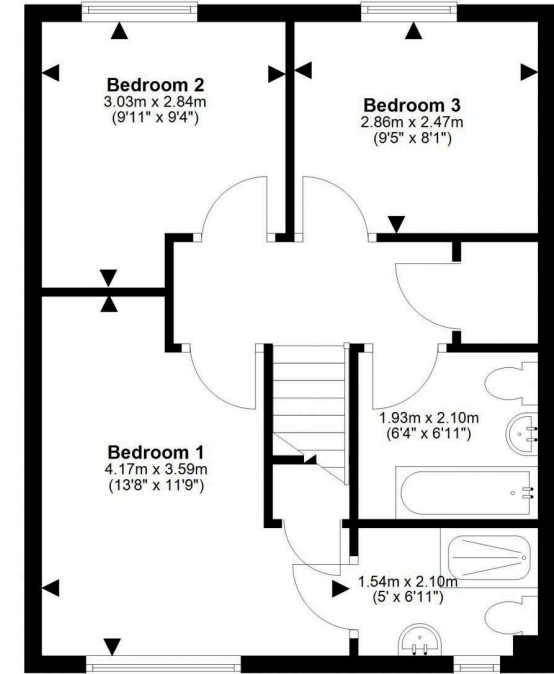
All integrated kitchen appliances will be included in the sale of the property along with all blinds. Fridge/freezer & Wardrobes can be available at request. EPC: C CT: D Factoring: SPGM Approx. £75 P/Y.

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.

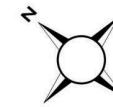




Ground Floor



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.