



36 Dewartown  
GOREBRIDGE | MIDLOTHIAN | EH23 4NX

**warners**  
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Well-presented three-bedroom detached home with double garage, driveway and extensive grounds, set outside the sought after Pathhead, within commuting distance of Edinburgh. This well-located house would make an excellent family home and provides comfortable and light filled space and comes complete with an enclosed front and rear sunny garden and with front driveway out to the main road.

This stunning home, comprises a welcoming entrance hallway, spacious kitchen/dining room that has recently been renovated with a Wren kitchen and currently comprises underfloor heating, an island, 5 ring gas hob, double oven, a Belfast sink, Herringbone flooring, fridge/freezer and a dishwasher. The kitchen/dining leads into a conservatory that gives access out into the rear garden. There is also access into the cosy living room through a sliding door. The spacious living room boasts a wood burning stove and access out to the rear garden. There are three well-proportioned bedrooms all with built in storage and all with en-suite bathrooms, with bedroom 1 also having access to a study/dressing room which is currently used as a fourth bedroom. The property also benefits from a further WC and a utility room with washer and a dryer. There is also an expansive attic space that offers conversion potential, subject to the necessary consents.

Externally there are beautifully kept enclosed front and rear gardens, the rear with a quaint river and bridge, a large lawn, patio, shed and mature apple trees. The property also benefits from a private driveway and double garage. Early viewing is essential to fully appreciate this stunning home and tranquil, yet well-connected location that is sure to appeal to families or buyers looking for a project.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.





- Three Bedroom Detached Home
- Three well-proportioned bedrooms with built in storage and en-suites
- Study/dressing room, currently used as a fourth bedroom
- Three reception rooms, two with access to the rear garden
- Stunning new fully fitted Wren Kitchen
- Three bathrooms and a further WC
- Beautiful front and rear gardens
- Attic storage and a Utility room
- Double Garage and front driveway with access to the main road

All integrated appliances will be included in the sale, as well as the free-standing fridge freezer in the kitchen, and the washing machine and separate dryer in the utility room.

Energy Rating D

Council tax Band: G



Pathhead is a delightful conservation village lying some 5 miles south of Dalkeith. It's well within commuting distance of the city centre, yet its peaceful location offers a complete contrast to city dwelling. There are numerous shops on hand to cater for every day needs, with nearby Dalkeith providing a wider range of amenities and sporting and recreational facilities. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking. Schooling is well represented at nursery and primary level. For the commuter there is easy access to the city bypass and a frequent public transport system operates throughout the village, to and from Edinburgh.





