



1 Peastonhall Drive
GOREBRIDGE | MIDLOTHIAN | EH23 4RR


warner's
solicitors & estate agents



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Nestled in a quiet cul-de-sac, peacefully located moments from excellent amenities, quick car and rail links and the vast open countryside is this immaculately presented end terrace house. Boasting secluded front and rear gardens, an allocated parking space, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway with a useful W/C compartment, a bright twin windowed lounge with feature paneling, a luxury dining kitchen with attractive units, sleek counter tops, generous dining space and French doors leading to the South-West facing rear garden. Following up a carpeted staircase the upper level enjoys a principal bedroom with built-in wardrobes and elegant en-suite shower room, a second double bedroom, a third single bedroom and the home is completed by a stylish main bathroom with white three piece suite. Externally the fully enclosed, sunny rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Immaculately presented end terrace house on quiet, modern estate close to train station
- Allocated parking and a South-West facing rear garden
- Welcoming hallway with W/C
- Bright lounge and stunning dining kitchen
- Three well-proportioned bedrooms
- Two bathrooms
- Gas central heating and double glazing

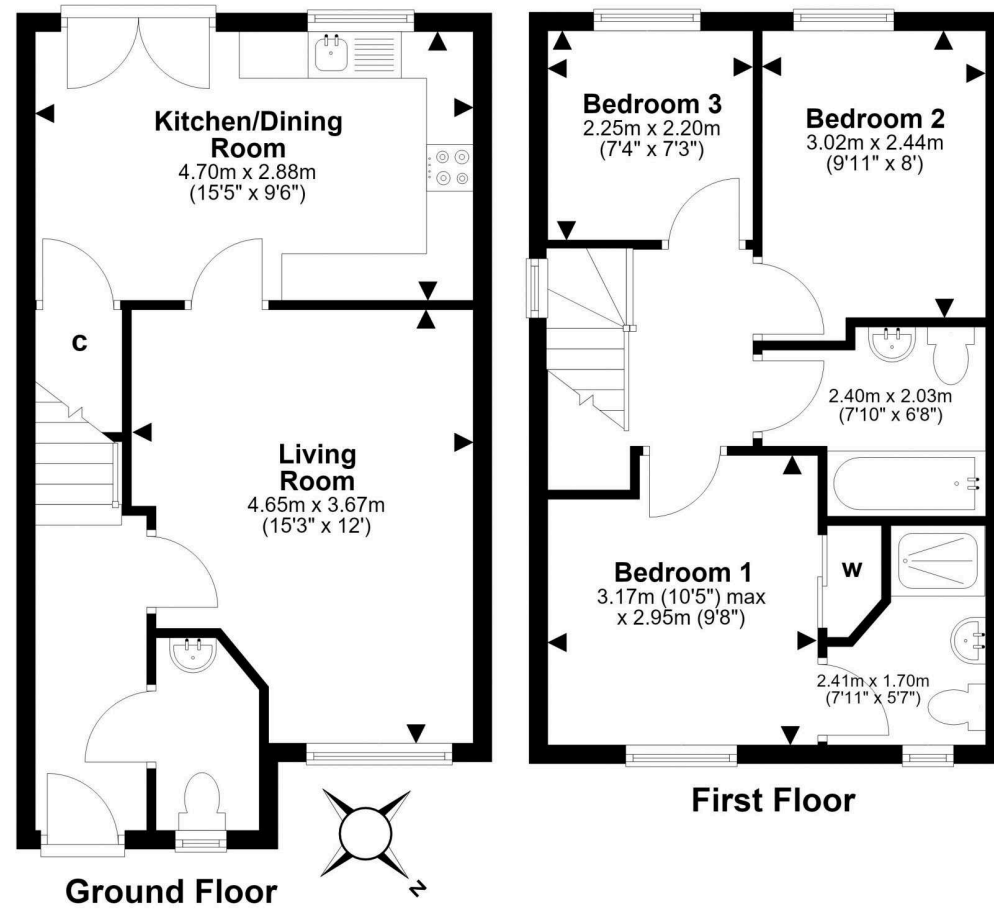
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property as well as the washing machine. All curtains & blinds will also be included along with dining table & chairs, TV bracket and wall mounted mirrors. sofa and bedroom 2 bed can also be included. EPC: B. CT: D. Factoring: Property currently not factored but may be in the future.

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.





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.