



44 Whitehouse Avenue, Gorebridge, EH23 4FJ

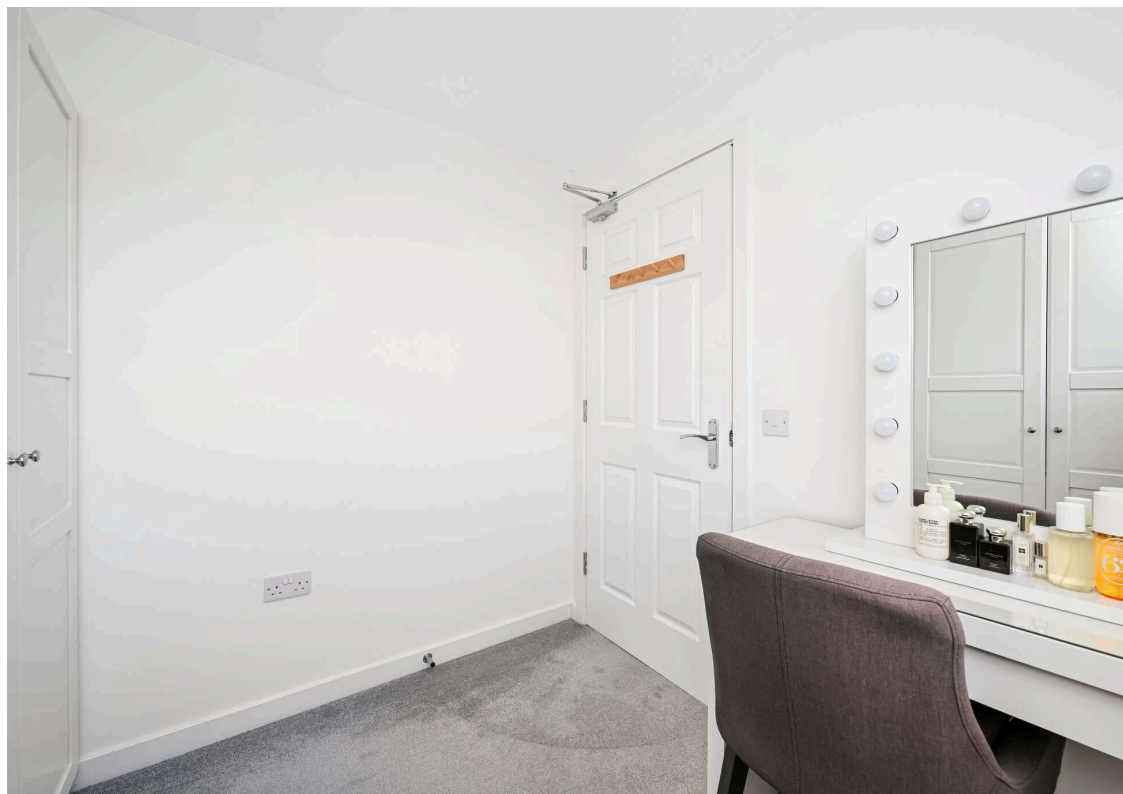
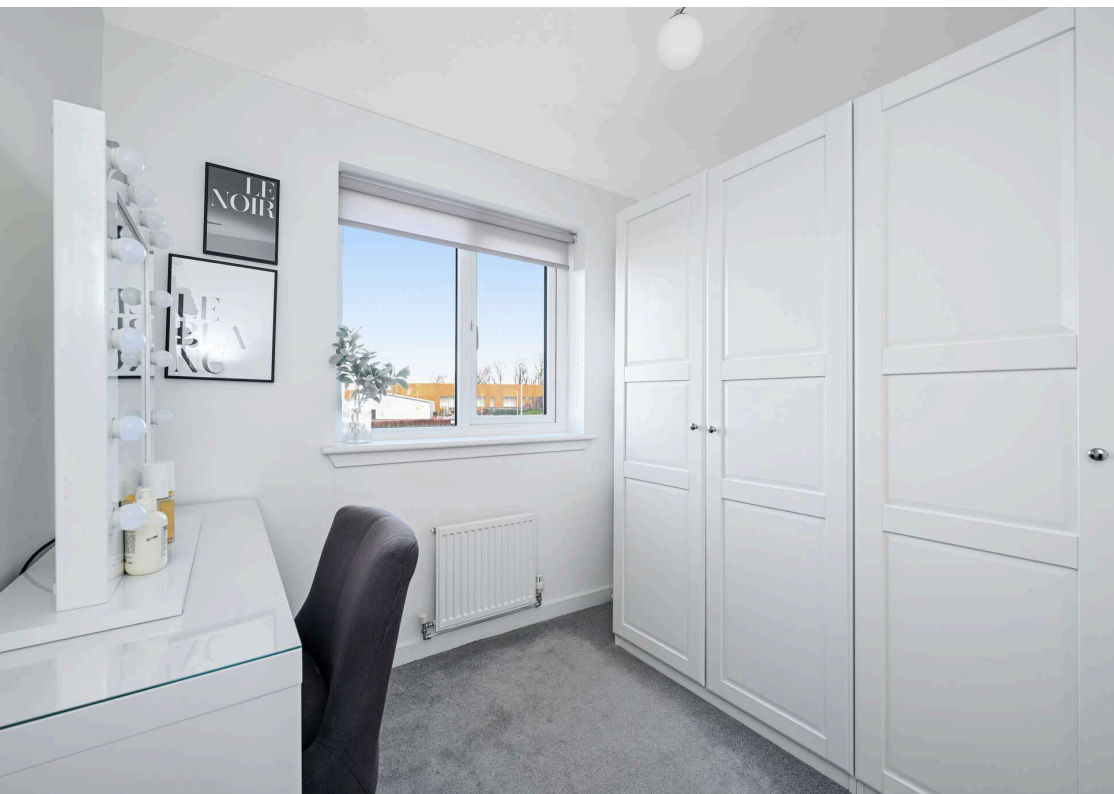


Welcome

Welcome to 44 Whitehouse Avenue, Gorebridge, a rarely available modern, bright, and spacious, four-bedroom end terraced townhouse set in a modern development in the lovely Midlothian town of Gorebridge. This superb property is ideal for a host of potential purchasers given its terrific location within walking distance of all local amenities, including a highly regarded primary school on its doorstep. Presented in walk-in condition and benefiting from private garden grounds to the front and rear with allocated and visitor parking, this property is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Stunning countryside views
- Close to all amenities including primary schooling
- Ground floor cloakroom/WC
- Spacious living room with front facing window
- Modern fitted dining kitchen with French doors to the rear garden, a range of base and wall units with a host of integrated appliances, and under stair storage
- Upper hallway with store cupboard and front facing window
- Three bedrooms
- Family bathroom with modern three-piece white suite with electric shower over the bath and shower screen
- Top floor landing
- Main bedroom with front facing Dormer window, built-in wardrobes, and loft access
- En-suite with double walk-in shower base, overhead raindrop shower and attachment, wc, sink, and heated towel radiator, with rear facing Velux window
- Double glazing and gas central heating
- Private garden grounds to the front and rear
- Allocated parking space and ample visitor parking







Gorebridge

Gorebridge is a charming and thriving village situated in the heart of Midlothian, offering a harmonious blend of picturesque rural scenery and excellent local amenities. Well connected by rail and road, Gorebridge provides easy access to Edinburgh city centre, making it an ideal location for commuters seeking a tranquil lifestyle within reach of urban conveniences. The village boasts a selection of shops, cafés, and services, alongside reputable primary schools, and community facilities, all set against the backdrop of the beautiful Pentland Hills and surrounding countryside. Its friendly atmosphere and keen sense of community make Gorebridge a sought-after destination for families and professionals alike.

Extras

Included in the sale are floor coverings, blinds where fitted, Fridge/freezer and all integrated appliances. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.





Get in touch

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 0131 240 3818

Property Hub:

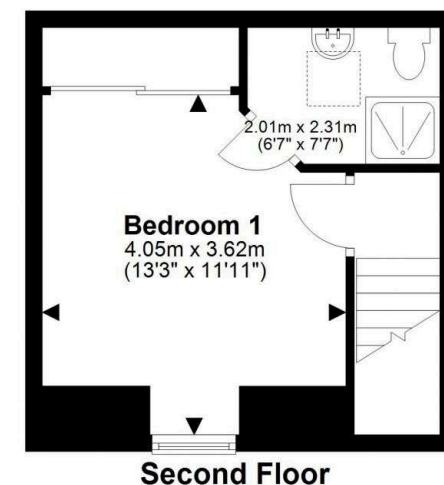
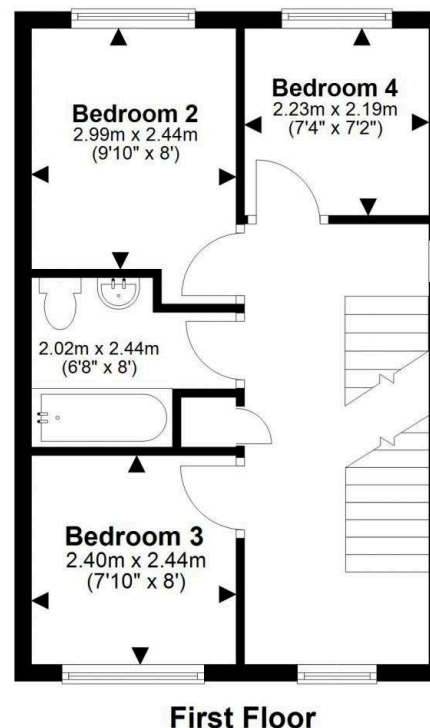
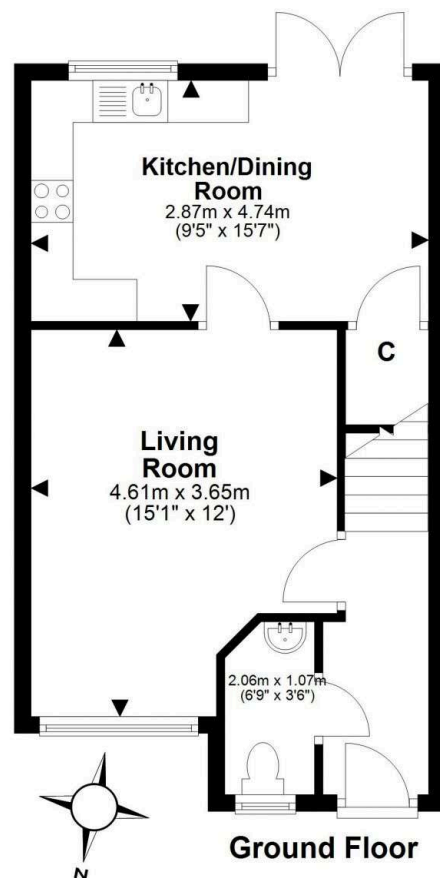
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.