

# 41 Whitehouse Way

GOREBRIDGE, MIDLOTHIAN, EH23 4FP



*BEAUTIFULLY PRESENTED THREE-BEDROOM END-TERRACED VILLA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this beautiful three-bedroom end-terraced villa to the market. Offering stylish, contemporary accommodation in true walk-in condition, the property enjoys a sought-after position within a modern residential development in Gorebridge. With a spacious conservatory extension, attractive private gardens and generous living space, this is an ideal home for first-time buyers, young families or professional couples seeking a home that is ready to enjoy from day one.

The accommodation is bright, well-proportioned and thoughtfully arranged over two levels. On the ground floor, a welcoming entrance hallway leads to a comfortable front-facing living room, providing an inviting space to relax.

## The Property





To the rear, the modern kitchen and dining room is fitted with an excellent range of contemporary units and a mixture of integrated and freestanding appliances, creating a practical and stylish hub for everyday family life.







French doors open into a superb conservatory that significantly enhances the living space, offering a versatile second reception room that is flooded with natural light and enjoys direct access to the rear garden. A convenient ground-floor WC completes the accommodation on this level.



Upstairs, the principal bedroom is a generous double complete with fitted wardrobes and a contemporary en-suite shower room. Two further well-proportioned bedrooms provide flexible accommodation for children, guests or those working from home, while the family bathroom is finished with a modern white three-piece suite and attractive partial wall tiling. Further benefits include gas central heating, double glazing throughout and excellent storage.







**Bedroom 2**

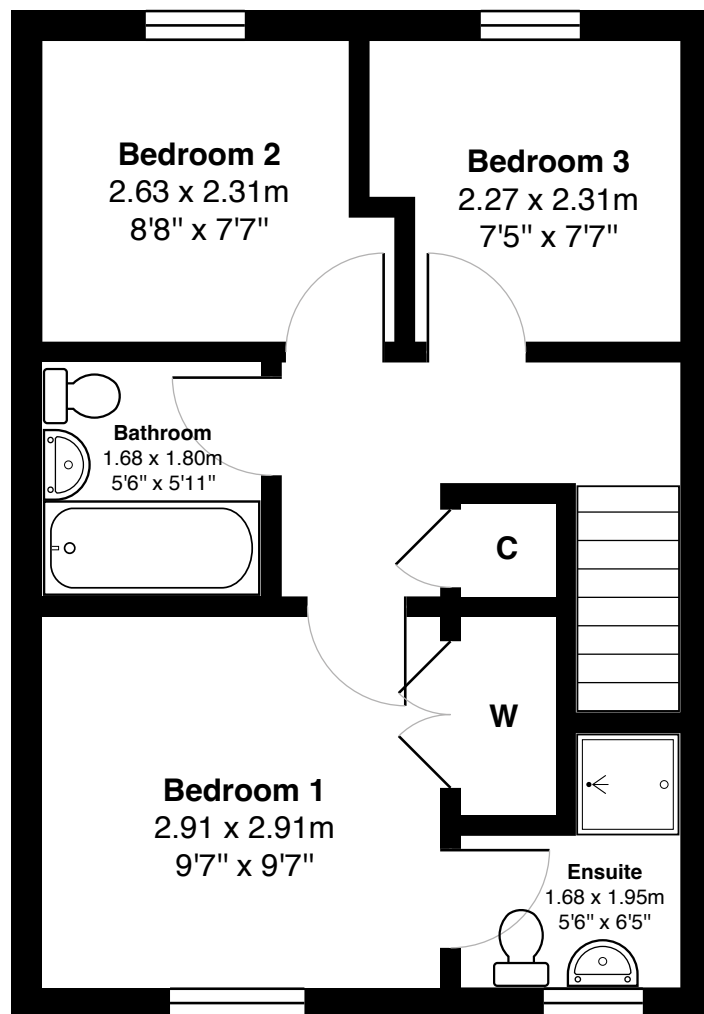
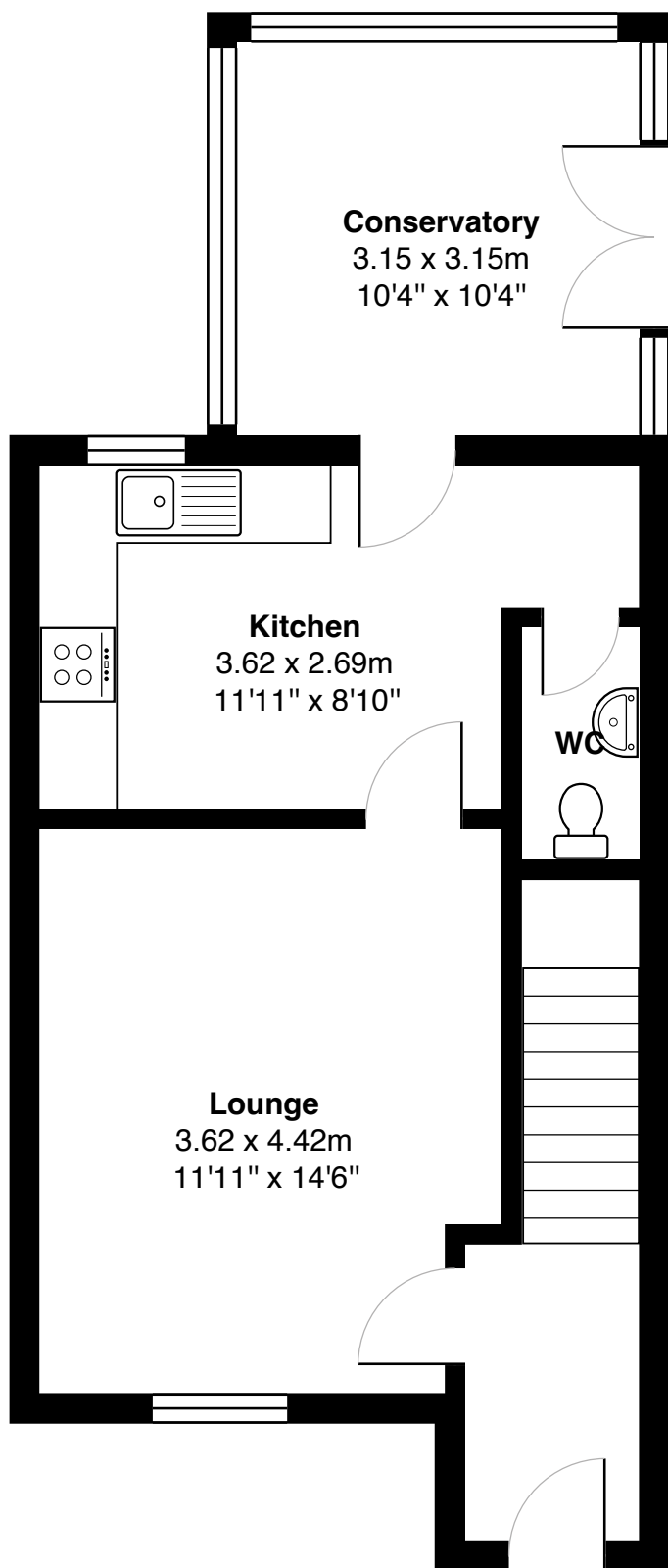




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C

Externally, the property enjoys an attractive front garden and a larger enclosed rear garden, which is predominantly laid to lawn and offers an excellent space for children, pets and outdoor entertaining. A substantial garden shed is included in the sale, while residents' parking is conveniently located to the front of the property.

Early viewing is highly recommended.

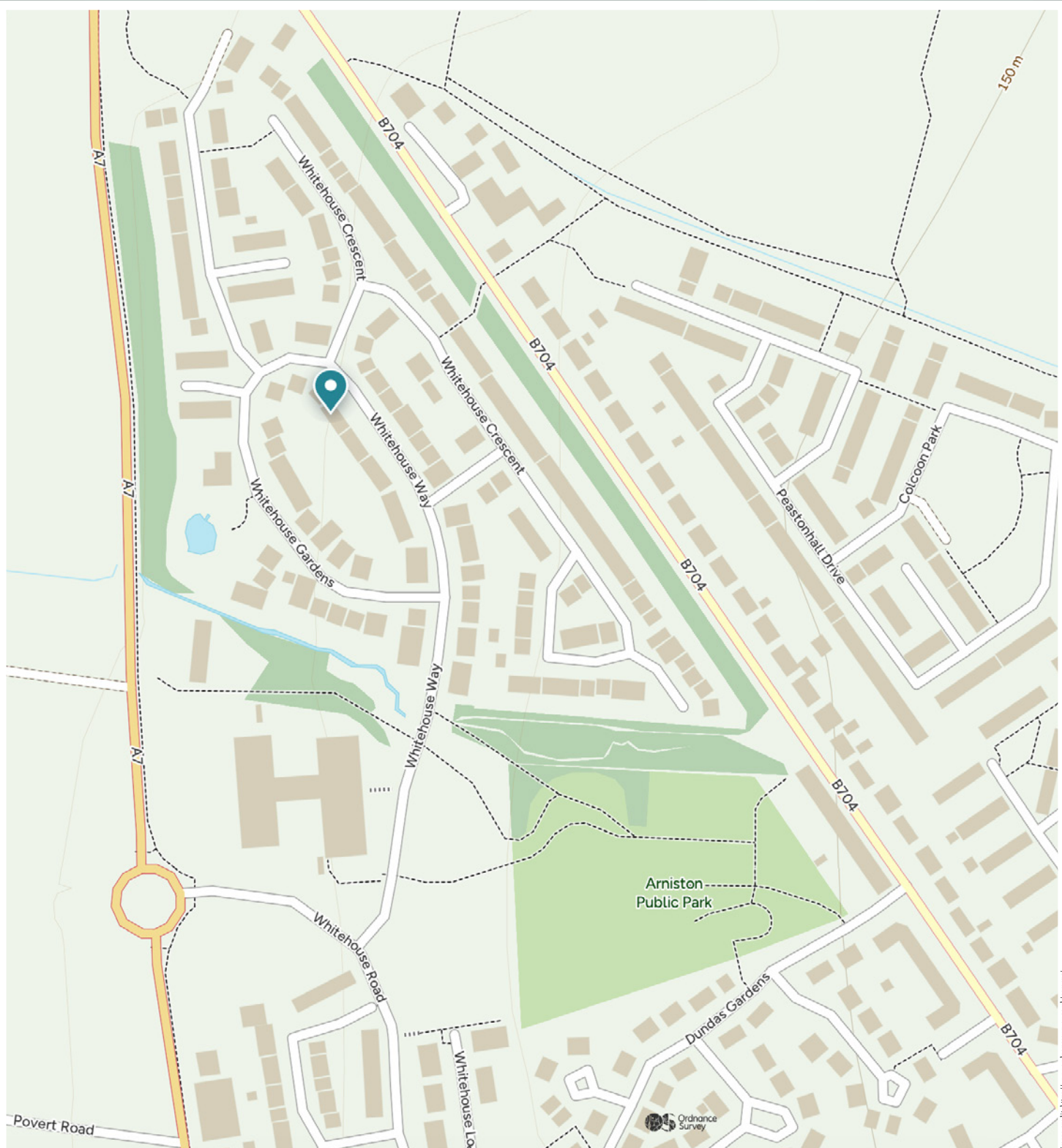




Whitehouse Way is a quiet residential street in the popular Midlothian town of Gorebridge, offering an ideal setting for families and commuters alike. The property enjoys a peaceful neighbourhood environment while remaining within easy reach of a wide range of local amenities. Gorebridge provides everyday shopping, cafés, and services, with larger supermarkets and retail options available nearby in Dalkeith. Schooling is well catered for with both primary and secondary education available locally, including the well-regarded Gore Glen Primary and Newbattle High School.

For commuters, the area benefits from excellent transport links. Newtongrange Railway Station offers regular rail services into Edinburgh city centre in around 30 minutes, making it an attractive location for those working in the capital. There are also convenient road connections via the A7 and Edinburgh City Bypass, providing easy access to surrounding towns and the wider motorway network. Outdoor and recreational opportunities are plentiful, with scenic countryside walks, cycling routes, and green spaces nearby. Gore Glen Woodland Park, Vogrie Country Park, and the Pentland Hills Regional Park are within easy reach, offering beautiful landscapes and leisure activities throughout the year.

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.