FIXED PRICE £225,000

48 Whitehouse Gardens
Gorebridge, EH23 4FQ

drummondmiller
Solicitors & Estate Agents



- Three-bedroom end-terrace house
- Bright and spacious living accommodation
- Modern fitted kitchen
- Principal bedroom with en-suite shower room
- Gas central heating & double glazing
- Residents parking
- Close to local amenities
- EPC C



Description

Set within a popular and well-established residential development, this attractive three-bedroom end-terrace home offers generous and versatile accommodation arranged over two levels, making it an excellent choice for families, first-time buyers and those looking for a modern home with plenty of space.

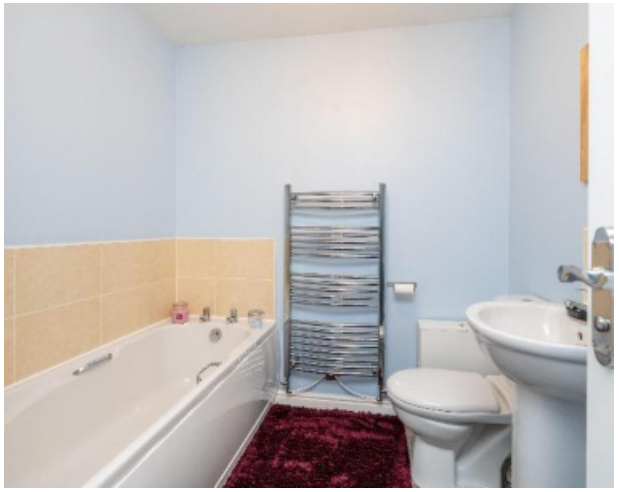
On entering, the welcoming hallway provides access to the main living accommodation and benefits from a convenient downstairs WC. The bright and spacious lounge offers a comfortable setting for relaxing and entertaining, while the contemporary kitchen provides a practical space for everyday living and has direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of a private en-suite shower room. The remaining bedrooms are well suited to family use, guests or home working, with the accommodation completed by a family bathroom.











Heating and Glazing
The property benefits from gas central heating and is fully double glazed.

Garden and Parking
The property benefits its own private garden space and allocated parking.

Location
Gorebridge is a popular Midlothian town offering a great balance of countryside living and convenient access to Edinburgh. Surrounded by attractive open countryside, woodland and scenic walking routes, the area is well suited to those who enjoy an active outdoor lifestyle while still wanting easy access to everyday amenities.

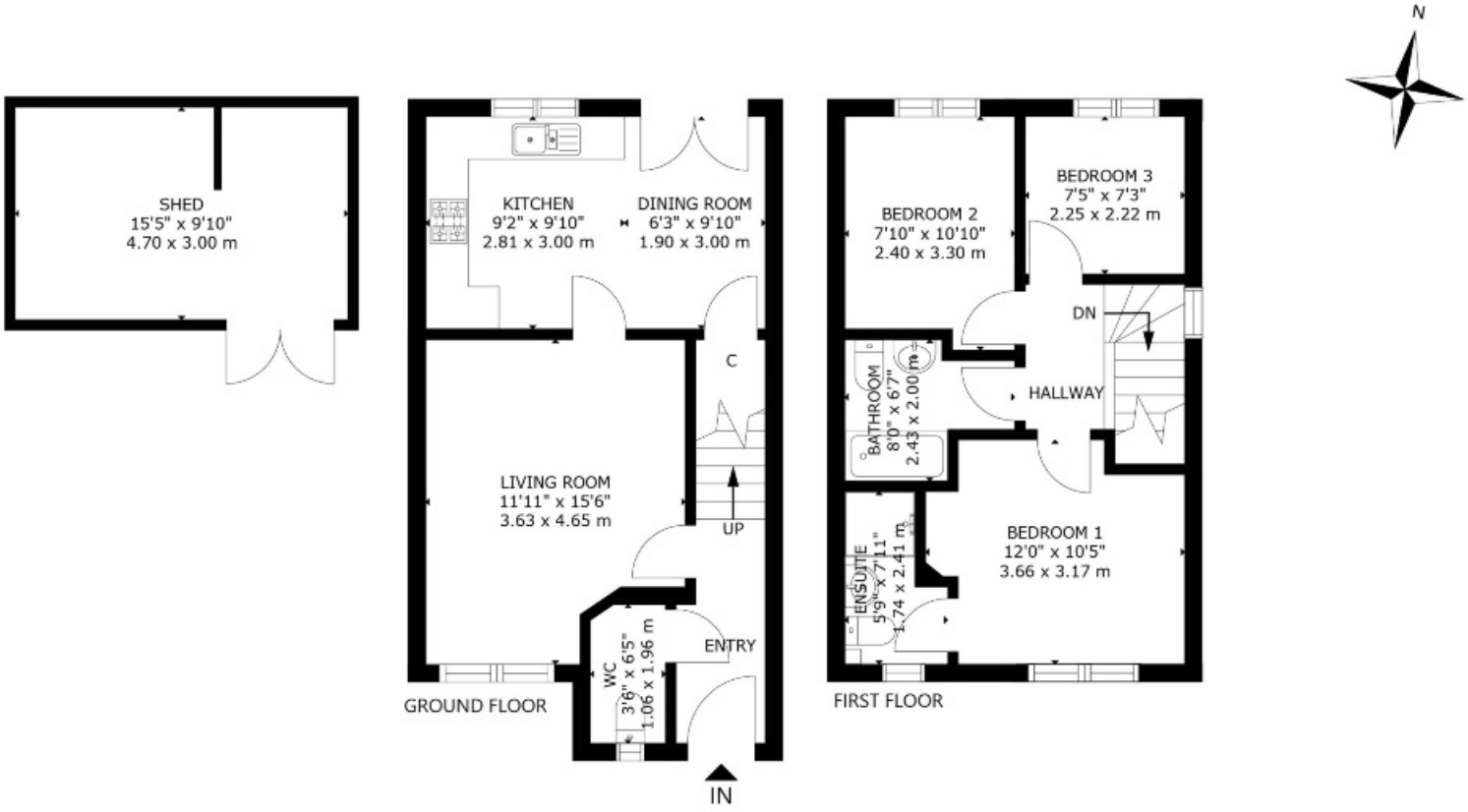
The town provides a good range of local facilities, including shops, cafés, schools and community amenities, with further shopping and leisure options available in nearby Dalkeith and Bonnyrigg.

Valuation
The property has been valued at £235,000, and the Home Report is available from the ESPC website.

EPC and Council Tax
The property has a C-rated Energy Performance Certificate and lies in Council Tax Band C.

Extras
The cooker, extractor hood, fridge freezer, and fitted fixtures and fittings are included in the sale price.

Viewing
To arrange a viewing, please contact the Agents on 0131 229 3399.



48 WHITEHOUSE GARDENS, GOREBRIDGE, EH23 4FQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 830 SQ FT / 77 SQ M
SHED 152 SQ FT / 14 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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email **property@drummondmiller.co.uk**
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