










Offers Over

£300,000

6 Parrotlane

Gorebridge | Midlothian | EH23 4GF

Impressive four-bedroom detached villa quietly pocketed within an established development in the popular residential district of Gorebridge. Boasting landscaped private gardens and a garage whilst positioned close to excellent day-to-day amenities, schooling, and well-connected transport links, the property makes for an ideal family home.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - D
-  Council Tax Band - E



Description

The accommodation opens with a welcoming entrance hallway. The lounge is bright and spacious, enjoying a dual aspect outlook, useful downstairs cupboard, and is centred around an attractive electric fireplace. Flowing seamlessly from the lounge is the dining room, where French doors open into a lovely sun room. This bright triple-aspect space, complete with skylight and patio doors leading to the garden, provides an excellent setting for relaxing or entertaining. The kitchen is well appointed with a range of integrated white goods and benefits from tiling in splash areas for easy upkeep. Finished with stylish white units and dark worktops, the space also offers room for a breakfast table. A separate utility room provides space for additional white goods, garden access, and houses the boiler fitted in 2023. Completing the ground floor is a convenient two-piece WC.

Upstairs, the landing provides attic access. The principal bedroom is a large front-facing double benefitting from a useful storage cupboard and a stylish en-suite fitted with a corner shower cubicle and partial panelling. Bedroom two is another comfortable rear-facing double offering ample space for freestanding furniture. Bedroom three enjoys a dual aspect outlook with an in-built cupboard, making it an ideal child's room, while bedroom four is a single room perfectly suited as a nursery or home study. The family bathroom is fitted with a shower over bath, heated towel rail, and partial panelling.

Further benefits include gas central heating, double glazing, and a security intruder alarm.



Gardens & Parking

Externally, the property boasts a substantial landscaped rear garden featuring a patio area, mature planting, and greenhouse. To the front, there is a private garden along with a single garage and driveway providing off-street parking.

Extras

Selected fixtures and fittings, including; integrated electric hob, double oven, extractor hood, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





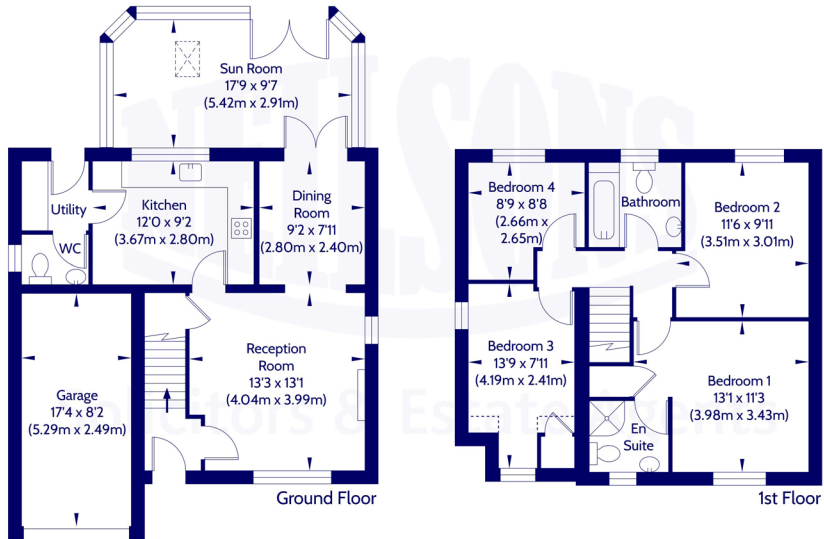
Location

Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and city bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options. Gorebridge continues to grow in popularity, thanks to its community feel, transport links.





Approx. Gross Internal Floor Area 116 Sq M / 1242 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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