



Offers Over
£235,000

23 Limefield Gardens

Gorebridge | Midlothian | EH23 4RT

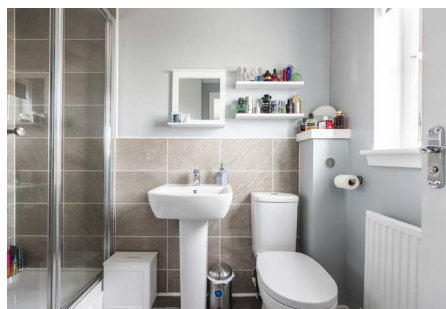
This impressive and beautifully presented end terraced villa with lovely private gardens and allocated parking space is offered to the market in true move in condition, representing an excellent opportunity for first time buyers, couples and families seeking a contemporary home in a highly convenient location, close to a wide range of local amenities, excellent transport links and reputable schooling.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens with garden room
-  Allocated Parking Space
-  EPC Rating – C
-  Council Tax Band - D



Description

Forming part of an established modern development within the popular Midlothian town of Gorebridge, the property is quietly positioned within the development and enjoys a particularly attractive, predominately south-facing rear garden. The garden has been thoughtfully landscaped to create an appealing outdoor space, complemented by a superb garden room with power and light. Offering excellent versatility, this additional space is ideally suited to those working from home, a children's playroom, hobby room or could even provide scope for a home based business, subject to any necessary permissions. The property has been thoughtfully adapted and enhanced by the current owners, incorporating a number of practical and stylish features including upgraded light fittings, fully upgraded kitchen together with a floored attic accessed via a Ramsay ladder. The attic also benefits from lighting and shelving, providing excellent additional storage needs. The light filled accommodation comprises a welcoming entrance hallway with useful two piece WC apartment. The elegant and generously proportioned front facing reception room provides a comfortable principal living space, while the fully upgraded kitchen and dining room offers an excellent setting for everyday family life and entertaining, with French doors opening directly onto the sunny rear garden. There is a sizeable understair cupboard and the integrated kitchen is fitted with a range of sleek grey wall and base units with built-in 5-ring gas hob, electric oven and hood, with integrated dishwasher and fridge freezer. A carpeted staircase leads to the upper floor which houses the three good sized bedrooms, with the principal bedroom benefiting from built in wardrobes and a stylish en suite shower room. The modern family bathroom is fitted with a contemporary three piece suite with electric shower over bath. Further benefits include gas central heating, served by a combi boiler, and double glazing.



Combining stylish presentation, versatile accommodation and attractive landscaped gardens with the added benefit of a superb garden room, this delightful home is ideally suited to a variety of buyers and merits internal viewing to fully appreciate the quality, space and flexibility on offer.

Factors

Factors are expected to be put in place for the development, but at this point no summary of cost has been provided.

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in 5-ring gas hob, electric oven, hood, integrated fridge freezer and dishwasher.

Externally

There is a small area of private garden located to the front laid with decorative aggregate with pathway to entrance and side gated access leading to the rear garden. Enjoying a sunny, predominantly south-facing aspect, the well maintained and landscaped rear garden offers an excellent space, with artificial lawn and large decked patio with inset lighting. In addition, there is a superb garden room, with power light create a versatile space for home working, hobby room or play room. An allocated parking space is located to the front of the property.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

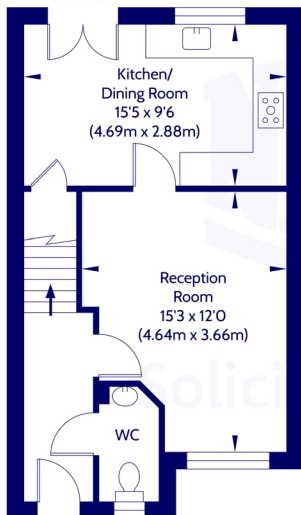
Gorebridge is an active and thriving community situated in the county of Midlothian, some 10 miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving everyday needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station is only a short walk away and provides speedy journeys to Edinburgh & the Scottish Borders. Schooling is well served in the area and surrounding towns and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses with Gorebridge having its own Leisure Centre



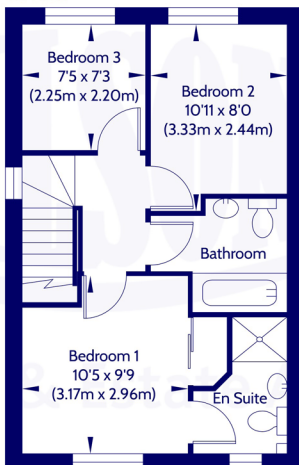


Approx. Gross Internal Floor Area 74 Sq M / 798 Sq Ft.

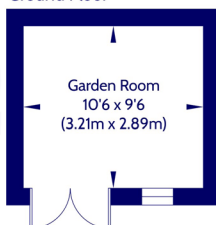
Ground Floor



1st Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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