



Offers Over
£310,000

42 Whitehouse Avenue

Gorebridge | Midlothian | EH23 4FJ

A fantastic opportunity has arisen to purchase this impressive, well presented detached house with extensive private garden, driveway and garage situated in a quiet cul-de-sac, within an established modern development just off the A7, within easy reach of excellent commuting links, good local amenities and reputable schooling.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The accommodation which is presented to the market in move in condition, in brief comprises; welcoming entrance hallway with under stair storage and useful WC, light and airy reception room with electric fireplace and French doors accessing rear garden, modern fitted kitchen with appliances and lovely open views, good size dining room/ second family room, well proportioned principal bedroom with spacious en-suite shower room, three further good sized double bedrooms and family bathroom with three piece suite. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the gas hob, double oven, integrated fridge/freezer, integrated dishwasher, washing machine and tumble dryer.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking with EV charger leading to the garage with up and over door.

Factor

The communal garden grounds in the development are maintained by SGPM, for a quarterly fee of approx. £30.

Viewing

By appointment through Neilsons 0131 625 2222.





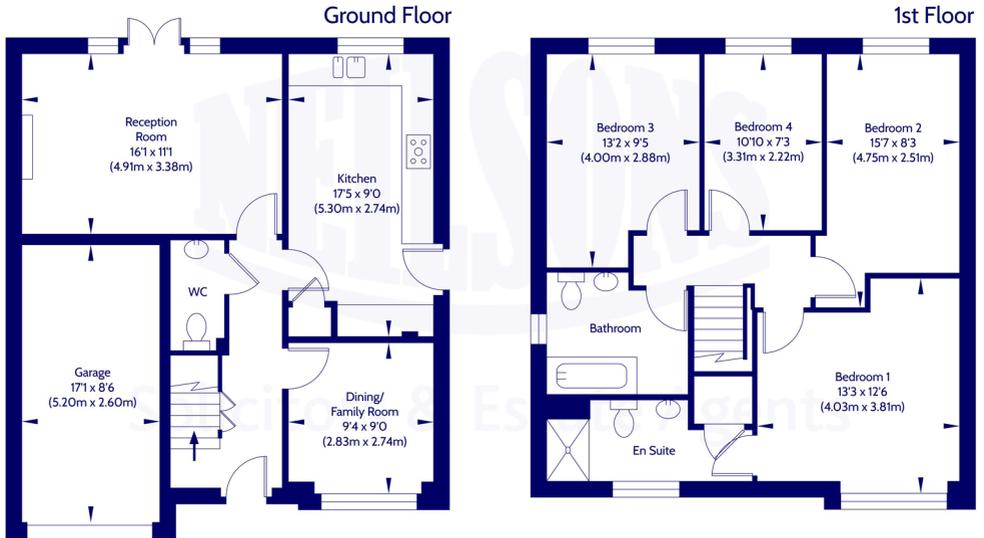
Location

Whitehouse Avenue forms part of an attractive modern development in the town of Gorebridge, 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 every day needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. The property is conveniently positioned within walking distance of Gore Glen Primary school and frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses





Approx. Gross Internal Floor Area 115 Sq M / 1235 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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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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