



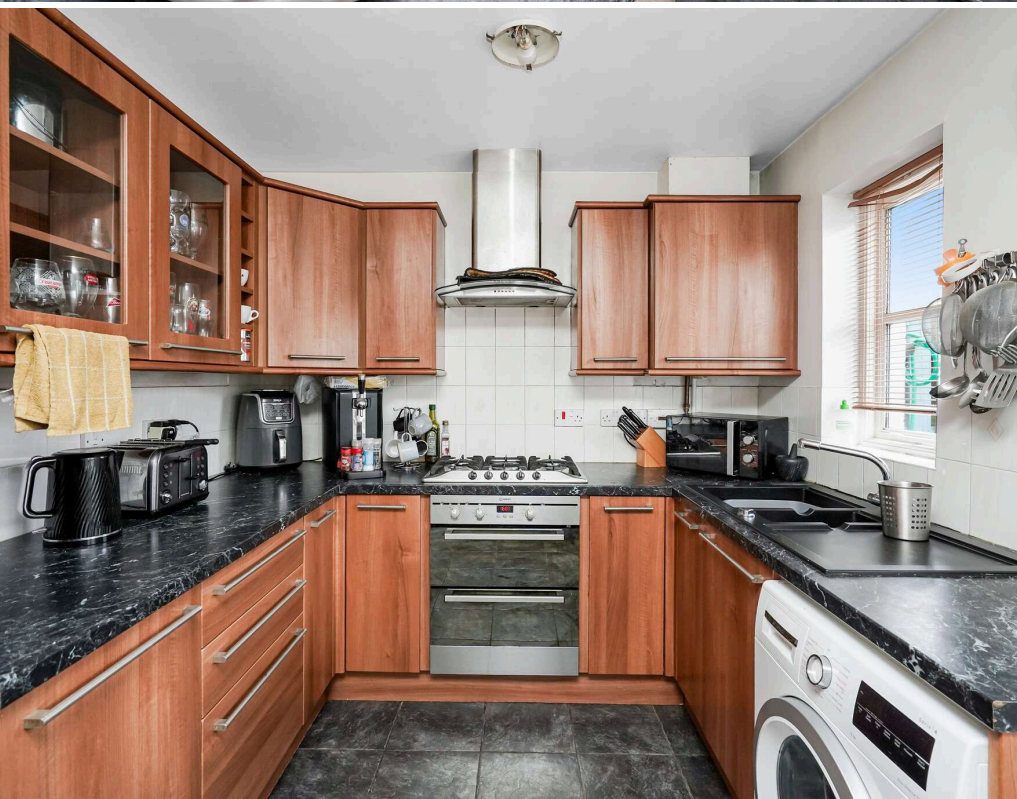
22 Castle Place, Gorebridge, Midlothian, EH23 4TJ



Welcome

Welcome to 22 Castle Place - a modern, detached four-bedroom home located within an established development in Gorebridge, Midlothian. The property is within easy reach of local schools, shops, amenities, and transport links, including Gorebridge train station. Internally, there has been a garage conversion enhancing the flexibility of the accommodation to provide contemporary living, with a range of practical features benefiting from double glazing, gas central heating, log burning stove, multi car driveway, and private garden grounds. Viewing is by appointment only.

- Entrance porch
- Ground floor WC
- Spacious living room with front facing window, log burning stove and stairs to the upper level
- Ground floor bedroom/family room
- Breakfasting kitchen with a range of wall and base units, breakfast bar, five ring gas hob, extractor, double oven, integrated fridge freezer, washing machine, and under stair store cupboard
- Upper hallway with loft access
- Principle bedroom with front facing window, built-in wardrobes and bedroom furniture
- Bedroom two with rear facing window
- Bedroom three with front facing window and over-stair storage
- Family bathroom comprising jacuzzi bath with electric shower over, shower screen, wc, and sink with vanity unit
- Gas central heating, double glazing, and log burning stove
- Driveway with space for three or four cars
- Private garden grounds to the front and rear, external built-in storage, and shed with light and power





Gorebridge

Gorebridge, situated in the heart of Midlothian, is a thriving village offering an ideal blend of countryside charm and convenient access to Edinburgh city centre. Renowned for its welcoming community atmosphere, Gorebridge boasts a range of local amenities including shops, cafés, schools, and recreational facilities. The area is surrounded by picturesque landscapes, with easy access to walking trails and the scenic Pentland Hills, making it perfect for outdoor enthusiasts. Excellent transport links, including regular rail and bus services, ensure swift connections to Edinburgh and beyond. With its rich history, vibrant local life, and tranquil setting, Gorebridge is a sought-after location for families and professionals alike.

Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.



Get in touch

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 0131 240 3818

Property Hub:

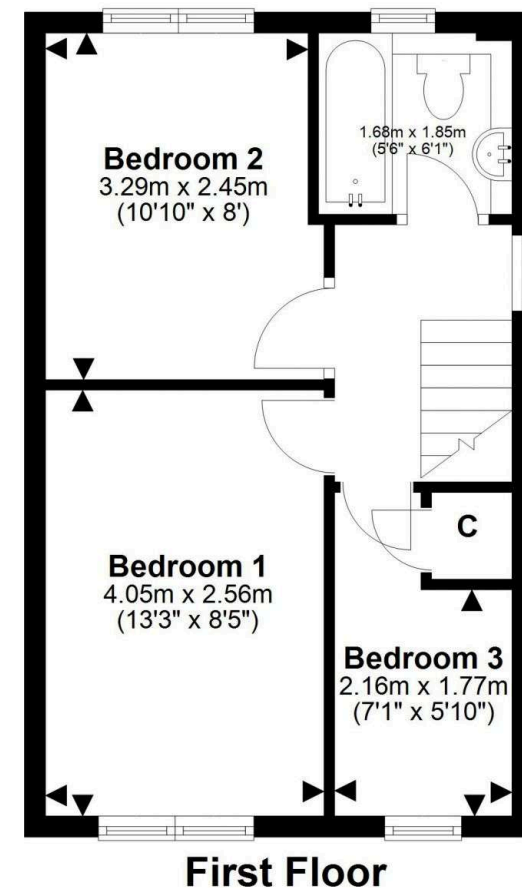
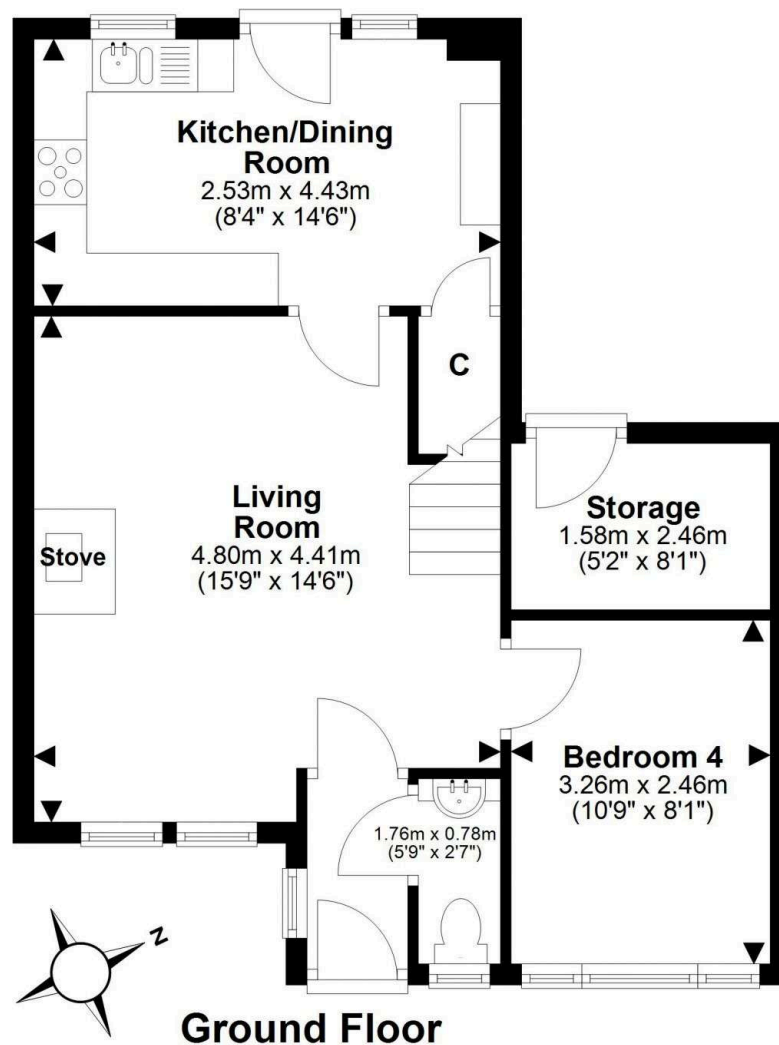
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.