



35 Limefield Gardens  
GOREBRIDGE | EH23 4RT

  
**warners**  
solicitors & estate agents





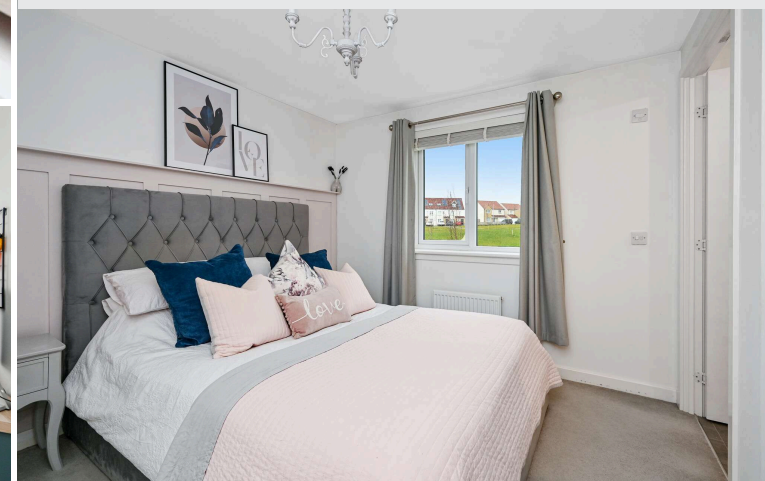
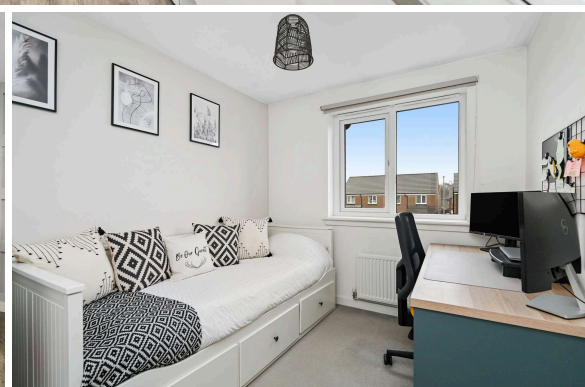
## 35 Limefield Gardens

GOREBRIDGE | EH23 4RT

Warners are delighted to present this beautifully finished end-terraced home, quietly positioned within a popular and well-established modern development in Gorebridge. Offered to the market in true walk-in condition, the property provides bright, well-proportioned accommodation over two levels, complemented by stylish contemporary finishes and attractive landscaped gardens. This impressive home will appeal to a wide range of buyers including first-time purchasers, professionals, couples and young families seeking a well-connected and convenient location. The accommodation opens into a welcoming entrance hallway with a carpeted staircase leading to the upper level. To the front, the elegant and generously sized lounge is tastefully presented, featuring stylish wall panelling and providing a comfortable space for everyday living. To the rear, the contemporary kitchen and dining room is fitted with sleek units and French doors opening directly onto the sunny rear garden, creating an ideal environment for modern family living and entertaining. A convenient cloakroom with WC completes the ground floor. Upstairs, the principal bedroom benefits from a modern en-suite shower room, while a further double bedroom and a versatile third bedroom, ideal as a nursery or home office, offer flexible accommodation. The family bathroom is finished with a modern three-piece suite. Externally, the property enjoys private landscaped gardens to the front and rear, both laid with low-maintenance astro turf. The rear garden is enhanced by an Indian sandstone patio, perfect for al fresco dining and outdoor entertaining, along with a garden shed for additional storage. Further benefits include gas central heating, double glazing and residents' parking located to the rear. Early viewing is highly recommended to appreciate the quality and setting of this attractive home.

- Welcoming entrance hallway
- Ground-floor WC
- Elegant front-facing lounge
- Contemporary kitchen/dining room with good sized storage cupboard and French doors to rear garden
- Principal bedroom with modern en-suite shower room
- Second double bedroom
- Versatile third bedroom ideal as a nursery or home office
- Modern family bathroom with three-piece suite
- Gas central heating and double glazing
- Front and rear gardens
- Residents parking

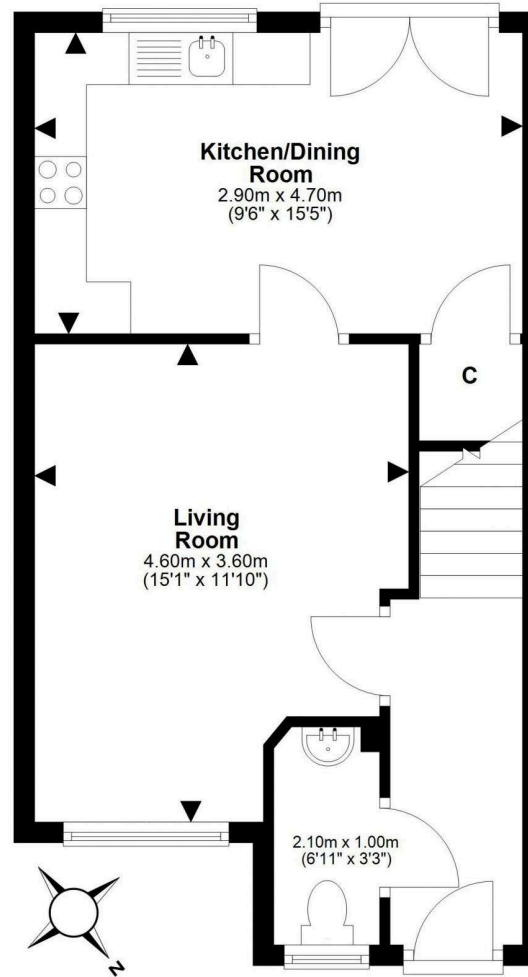
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



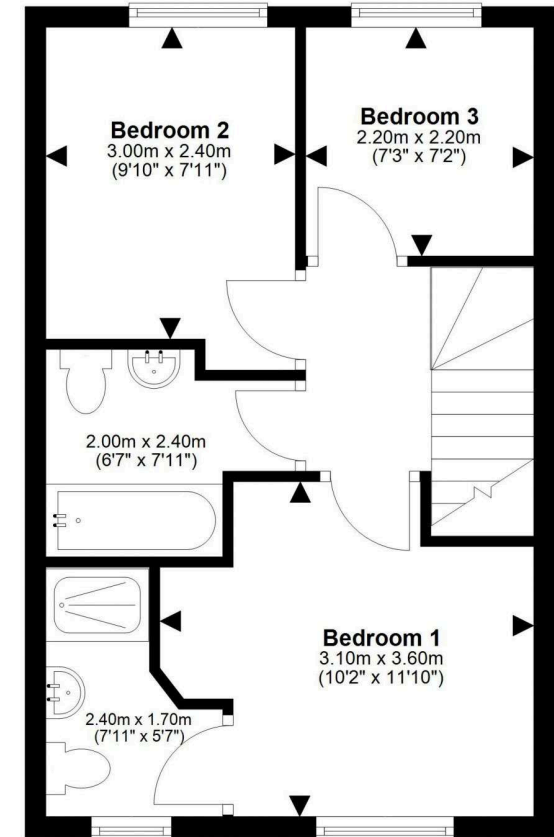
Integrated kitchen cooker will be included in the sale of the property, non integrated appliances are available with separate negotiation. Other items include wardrobe in bedroom 3, garden shed along with all blinds and curtain poles. Energy: B CT: C Factoring: Not yet rolled out, may be in place in the future.

The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Newtongrange & Gorebridge.





**Ground Floor**



**First Floor**

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.