



13 Whitehouse Avenue, Gorebridge, Midlothian, EH23 4FJ



Welcome

Welcome to 13 Whitehouse Avenue - a modern, immaculate, detached four-bedroom, two en-suite property, built by Stewart Milne Homes, and 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, the house has been designed to offer comfortable, contemporary living, with a range of practical features and improvements benefiting from double glazing, gas central heating, private garden grounds and an integral garage with light and power making this property perfectly suited to family life in a welcoming neighbourhood. Viewing is by appointment only.

- Reception hallway with stairs to the upper level
- Spacious living room with front facing window featuring window shutters
- Modern dining kitchen with French doors to the rear, a range of wall and base units, movable kitchen island with pop up sockets, and under stair larder style storage, gas hob, stainless steel splashback, extractor, oven, integrated dishwasher and integrated fridge freezer, with ample space for dining
- Utility room with worktop, shelved storage, and roof drying rail
- Ground floor WC
- Upper hallway with loft access
- Principle bedroom with front facing window, window shutters, and mirrored wardrobes
- Lovely en-suite shower room with double shower base, wc and sink with combined vanity unit
- Bedroom two with front facing window, with window shutters, and mirrored wardrobes
- En-suite shower room
- Bedroom three with rear facing window
- Bedroom four with rear facing window
- Family bathroom with three-piece white suite, featuring a bath, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Two car driveway and integral garage with light and power
- Private garden grounds to the front and rear with various areas for entertaining







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, some light fittings, blinds where fitted, all integrated appliances and the garden shed. 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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Property Hub:

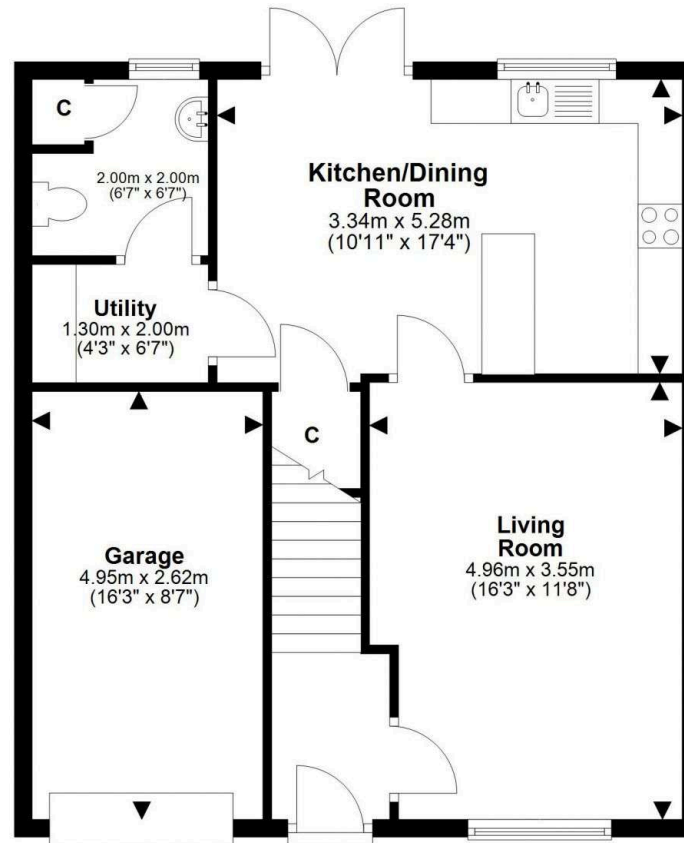
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

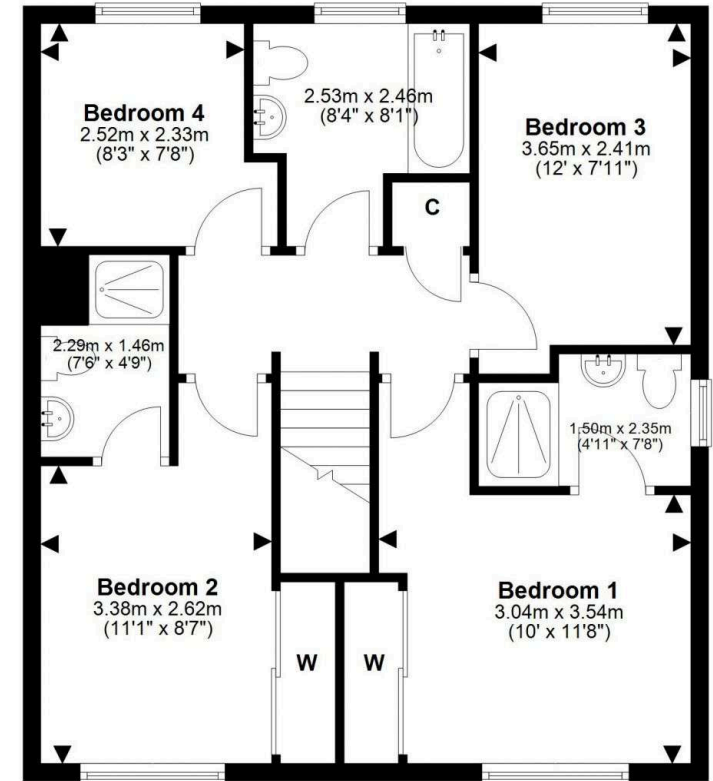
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.