



GARDEN STIRLING BURNET

5 WILSON ROAD, GOREBRIDGE
MIDLOTHIAN, EH23 4XH



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This immaculately presented two-bedroom semi-detached house enjoys a peaceful setting on the rural fringes of Gorebridge, a popular Midlothian town well connected by bus, road, and rail links. Occupying a generous plot with a private driveway and enclosed gardens to the front and rear, the home offers bright, stylish interiors with excellent storage and versatile living space.

Fanning off the entrance hall are a reception room and a sunroom, both south-facing and enjoying sun throughout the day. The tile-floored living/dining room is arranged around an elegant fireplace with a traditional-style electric stove and flows into the kitchen, whilst the comfortably carpeted sunroom opens onto the rear garden.

Spanning the rear of the ground floor with further garden access, the exceptionally well-appointed kitchen features a striking two-tone finish with white shaker-style cabinetry, task lighting, dark stone-effect worktops, matching flooring, and sleek black fixtures. Integrated appliances comprise a wall oven, induction hob with a hood, dishwasher, washing machine, fridge freezer, and wine fridge, whilst additional built-in storage enhances practicality.

FEATURES

- Peaceful country town setting with excellent transport links
- Semi-detached house with immaculate modern interiors
- Practical entrance hall
- Sun-filled living/dining room with electric stove and kitchen access
- Versatile south-facing sunroom with garden access
- Well-appointed integrated kitchen with garden access
- Two double bedrooms with excellent storage
- Bright shower room with vanity storage
- Enclosed low-maintenance front and rear gardens
- Private driveway
- Gas central heating and double glazing





Upstairs, a naturally lit landing leads to two double bedrooms, both benefiting from fitted wardrobes and further built-in storage. The principal bedroom spans the full south-facing front elevation with twin windows and oak-inspired flooring, whilst the second bedroom is softly carpeted. Completing the first floor is a bright shower room with an aqua-panelled enclosure, vanity storage, and a WC. Gas central heating and full double glazing ensure year-round comfort and efficiency.

Outside, the neatly gravelled front garden and enclosed rear garden have both been designed for low maintenance, with the rear additionally featuring a seating deck, artificial lawn, and high fencing for added privacy. The paved driveway provides convenient private parking. Extras: All fitted flooring, blinds, light fixtures, electric stove and fireplace, and integrated appliances are included in the sale.







Gorebridge, Midlothian

Located approximately ten miles south of Edinburgh, the popular town of Gorebridge enjoys the best of both worlds: an idyllic setting in the Midlothian countryside within easy reach of the capital. A former mining town with a proud industrial history, the thriving community has retained an endearing village atmosphere. The historic main street is home to an excellent range of local services and amenities, including shops, a Post Office, a medical centre, and a pharmacy, with more extensive shopping facilities available in nearby Dalkeith. Surrounded by breath-taking countryside, Gorebridge is perfect for exploring the great outdoors, and for sport and fitness enthusiasts, Gorebridge Leisure Centre boasts a well-equipped gym, a varied programme of classes, and a multi-purpose sports hall. Early years and primary schooling is offered at a choice of local primary schools, followed by secondary education nearby. The town is also well placed for some of the country's most prestigious independent schools. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverly in just 30 minutes. The town also enjoys swift and easy links to Edinburgh City Bypass and the M8/M9 motorway network thanks to its close proximity to the A7.





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HOUSE SALES

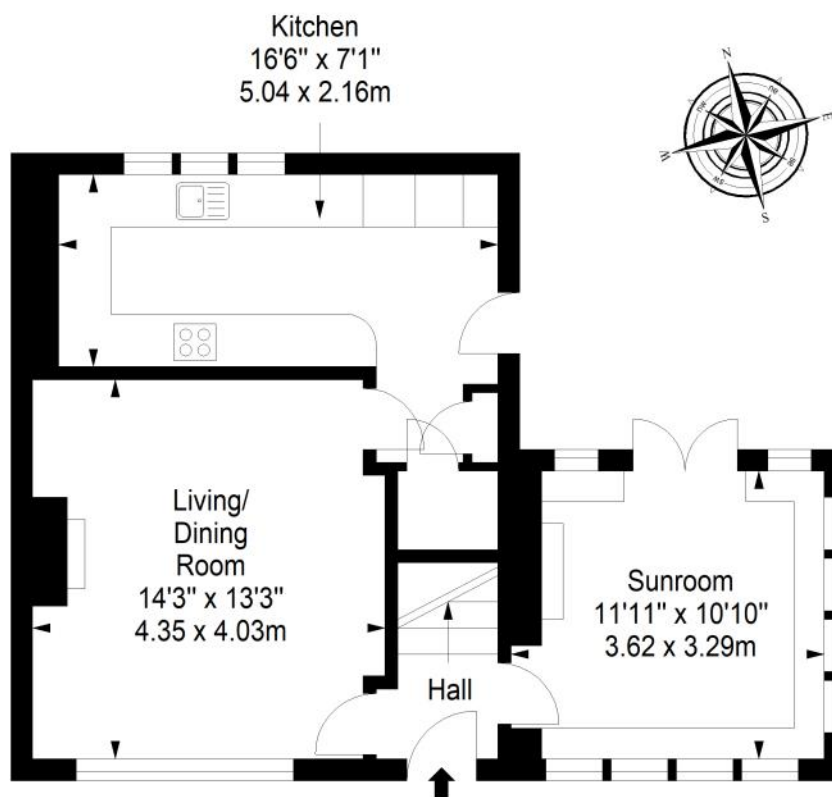
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

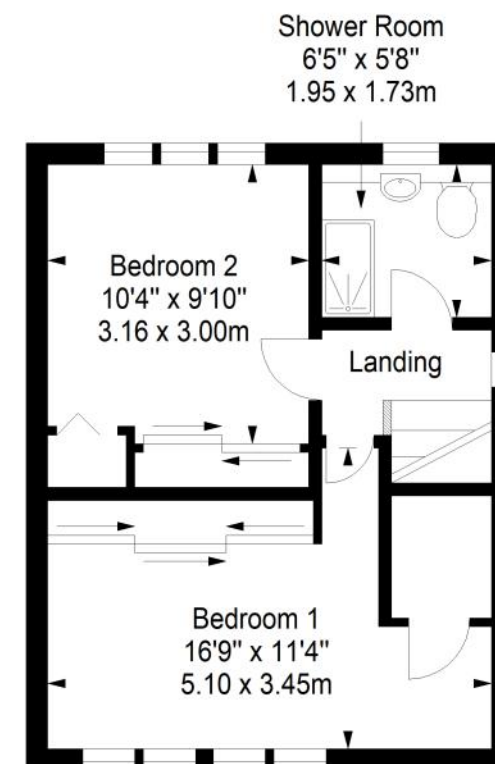
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 sq. feet)