



18 Whitehouse Crescent
GOREBRIDGE | EH23 4FT

warners
solicitors & estate agents





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Warners are delighted to present this generously proportioned four-bedroom detached villa, peacefully positioned within the popular Midlothian town of Gorebridge. Offering spacious and flexible accommodation, private gardens and driveway, this attractive home will appeal strongly to families seeking a comfortable lifestyle with good local amenities and commuter links close by. Early viewing is highly recommended to appreciate the space and setting on offer.

Internally, the property is presented in excellent decorative order throughout. A welcoming entrance hallway provides access to the principal living spaces, including a bright and spacious lounge featuring patio doors that open directly onto the large rear garden, creating an ideal setting for both everyday living and entertaining. The modern breakfasting kitchen sits adjacent, complete with integrated appliances and direct access to the side garden, while a well-proportioned dining room to the front offers a perfect space for family meals or more formal entertaining. A convenient ground-floor WC completes the lower level.

Upstairs, the accommodation continues to impress with four well-sized bedrooms. The principal bedroom benefits from built-in wardrobe storage and a partially tiled en-suite shower room, complemented by a useful linen cupboard. Bedroom two is particularly generous and also features fitted wardrobes, while the remaining two bedrooms offer flexible space suitable for family use, guests or home working. A contemporary family bathroom with a modern three-piece suite completes the upper floor.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.





Externally, the property enjoys well-maintained and landscaped private gardens to both the front and rear, with the rear garden featuring a sunny raised area and a generous patio, ideal for outdoor dining and relaxation. Further benefits include gas central heating, double glazing throughout, electric vehicle charger, an integrated single garage and a private double driveway providing secure off-street parking, with ample additional on-street parking available for visitors.

- Spacious four-bedroom detached family villa
- Excellent decorative order throughout
- Landscaped private gardens to front and rear, including good sized patio area
- Gas central heating and full double glazing
- Integrated single garage
- Private driveway
- Welcoming entrance hallway
- Bright and spacious lounge with patio doors to the rear garden
- Modern fitted kitchen with integrated appliances and access to the side garden
- Well-proportioned dining room with front-facing outlook
- Ground floor WC
- Principal double bedroom with built-in wardrobe and en-suite shower room
- Three further well-sized bedrooms (one with integrated wardrobe)
- Contemporary family bathroom
- Electric vehicle charger

Energy Rating C, Council Tax Band F.

Fees payable to factor, First Port, approx. £12 every three months with £100 deposit.

All fixtures, fittings and integrated kitchen appliance, washing machine and tumble dryer will be included in the sale.

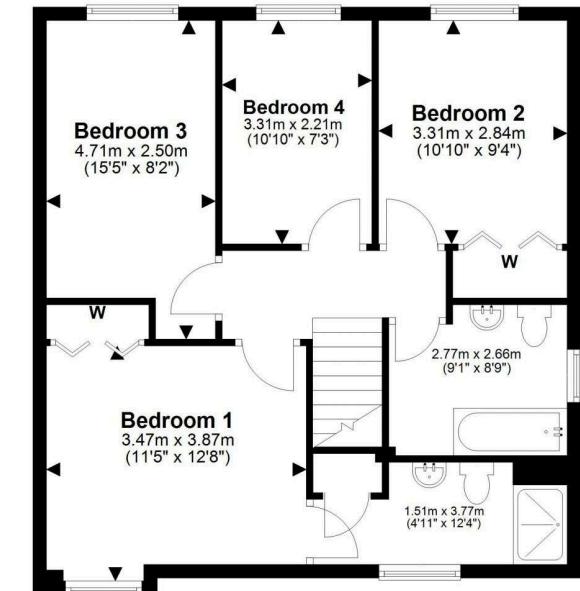
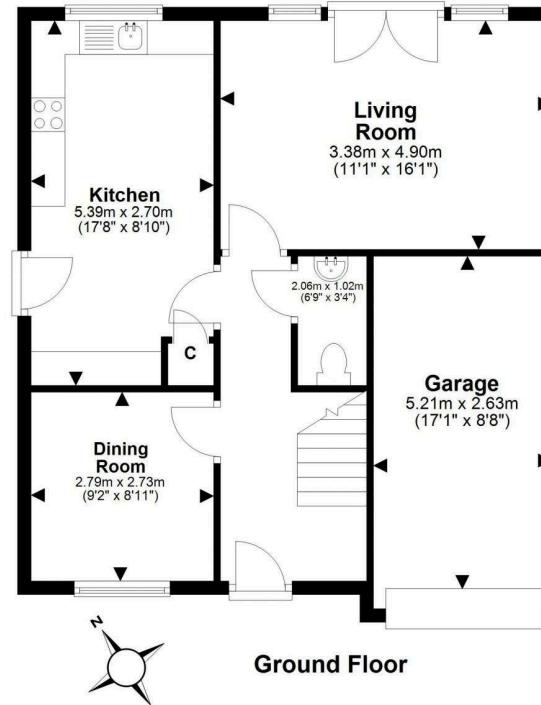
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



Insert Location Details







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.