



20 Colcoon Park,  
Gorebridge, EH23 4RS

**Deans**   
Solicitors & Estate Agents LLP



## MID TERRACED HOUSE

- Living Room
- Kitchen/ Dining Room
- W.C.
- Three Bedrooms (En-suite)
- Bathroom
- Allocated Space
- Private Rear Garden
- Double Glazing & GCH
- EPC Rating – B





Set within a modern residential development in the sought-after town of Gorebridge, Midlothian, this tastefully presented mid-terraced property enjoys easy access to local amenities. Excellent transport links, including the city bypass and public transport services, offer convenient access to the city centre and surrounding areas. The accommodation comprises; a welcoming entrance vestibule, bright living room, and a stylish fitted kitchen with French doors providing direct access to the rear garden. There are three bedrooms, one of which enjoys en-suite facilities, as well as a family bathroom. Externally the property offers a well-kept private rear garden and an allocated parking space. The property features double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.

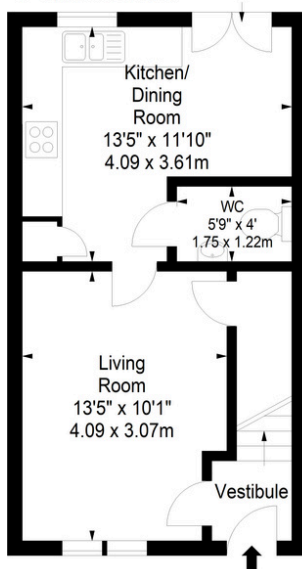




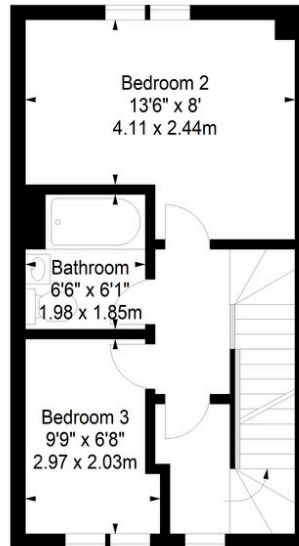
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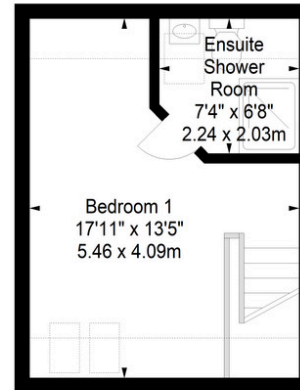
Approx. Gross Internal Area  
939 Sq Ft - 87.23 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



Second Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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