



49 WHITEHOUSE AVENUE

GOREBRIDGE, MIDLOTHIAN
EH23 4FJ



2 BED



1 BATH

Part of a popular modern development in Gorebridge, this bright and airy, two-bedroom, mid-terrace house is brought to market in move-in condition, offering neutral interiors and quality fixtures and fittings.



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THE PROPERTY

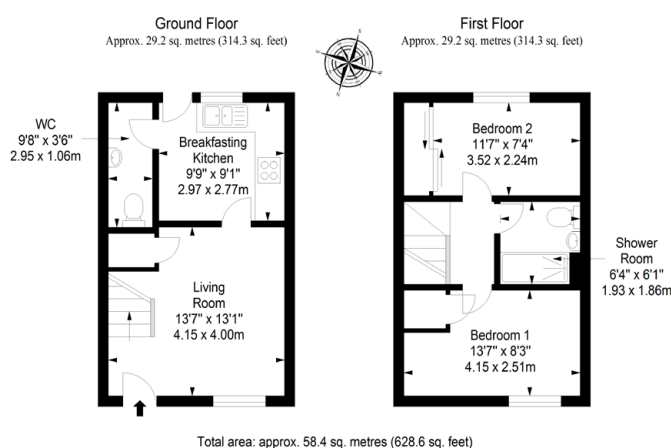
- This modern mid-terrace house represents a fantastic opportunity for a wide demographic, providing buyers with a blank canvas of decor for ease of styling. The property further benefits from a modern breakfasting kitchen and shower room, as well as a south-facing garden and private allocated parking. In addition, it has a convenient setting in Gorebridge, near schooling, transport links, and amenities.
- Stepping inside, you enter directly into the living room, where minimalist-inspired styling (incorporating white walls and a wood-inspired floor) creates an inviting environment that is easy to dress. It is well-proportioned for comfy lounge furniture and has an under-stair cupboard for keeping regularly used items to hand.
- The breakfasting kitchen is next door, coming well-appointed with cabinets and work surface space, both finished in fresh neutral tones. There is room for a table and chairs, a neighbouring WC, and garden access. Plus, it comes with integrated appliances (oven, gas hob, fridge/freezer, and washing machine).
- Upstairs leads to the two bedrooms, both of which are presented in crisp white and with light-grey carpeting. The principal bedroom has the larger footprint, as well as built-in storage and impressive views to the Pentland Hills. The second bedroom, currently arranged as an office, benefits from a built-in wardrobe.
- Positioned between the two bedrooms is a three-piece shower room that is equipped with a double walk-in shower enclosure and premium tile work around the wet areas.
- Gas central heating and double glazing ensure year-round comfort.
- Externally, there are low-maintenance gardens to the front and fully-enclosed rear, the latter proving perfect for alfresco dining thanks to a sunny, south-facing aspect. In addition, there is private allocated parking owned by the property
- Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances to be included in the sale.
- EPC - C

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.



LOCATION

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.



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.