



## 2 William Angus Avenue

Gorebridge, Midlothian, EH23 4RW

*We sell homes, not just houses*





## Summary

*This detached house forms part of an attractive, contemporary development in Gorebridge and offers immaculate interiors, with four bedrooms, two reception rooms, a breakfasting kitchen, and two bathrooms, plus a large garden, an attached single garage, and a private driveway. The home is presented in a true move-in condition and is perfect for families, with excellent amenities and transport links nearby.*

*Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.*

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## Features

- Detached house in Gorebridge
- Contemporary development
- Immaculate, modern interiors
- Entrance hall with WC
- Living room with French doors to garden
- Separate dining room
- Attractive breakfasting kitchen
- Four well-proportioned bedrooms
- One en-suite shower room
- Family bathroom
- Large rear garden
- Attached single garage and driveway
- Gas central heating and double glazing
- EPC Rating - B





“...Contemporary development  
with immaculate,  
modern interiors...”







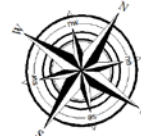
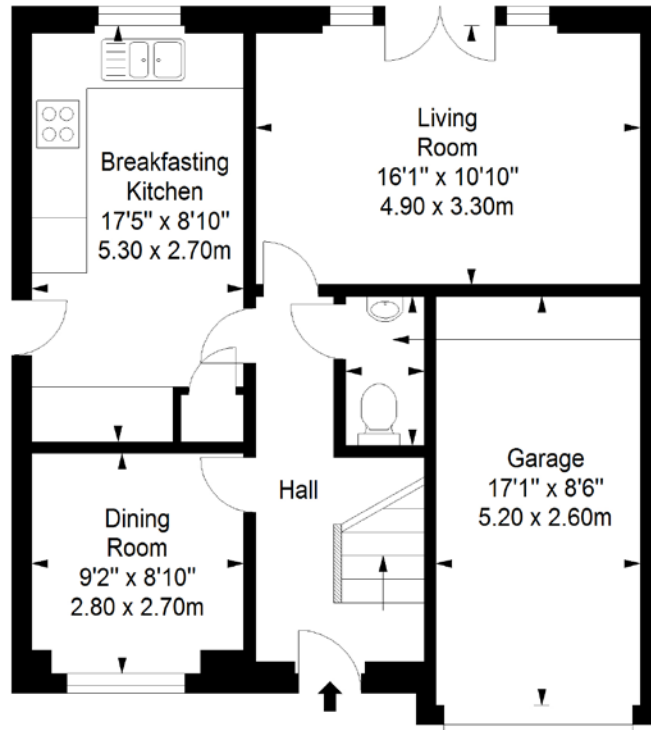
“...Four well-proportioned bedrooms, one en-suite shower room and a family bathroom...”



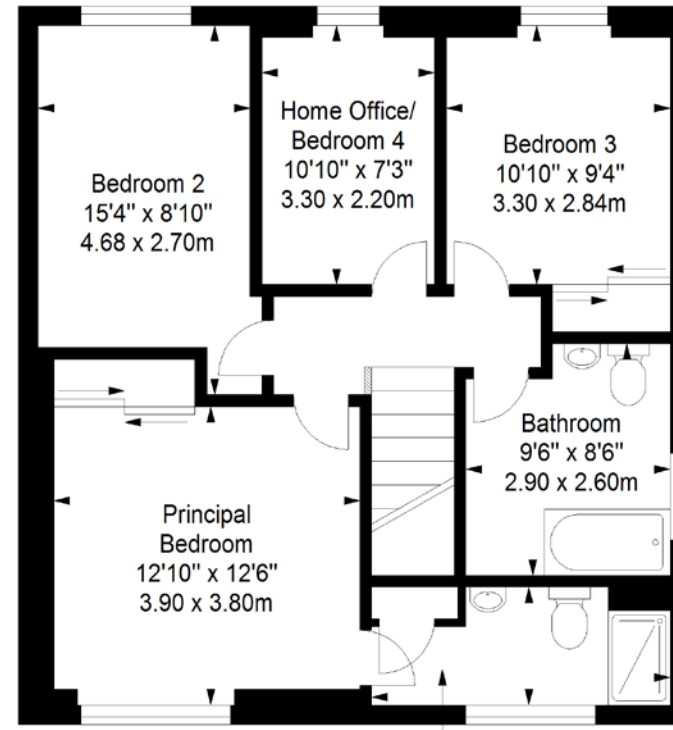


# Floorplan

Ground Floor  
Approx. 64.6 sq. metres (695.4 sq. feet)



First Floor  
Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

