



17 Newbyres Gardens

Gorebridge, Midlothian, EH23 4TG

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Summary

This three-bedroom semi-detached house is brought to market in excellent decorative order, offering modern interiors finished to impeccable standards. It features two reception rooms and a quality kitchen, bathroom, and WC. Furthermore, the property has private parking for two cars and a fully-enclosed rear garden, which has an easy-to-maintain design and a southwest-facing aspect – perfect for summer dining. The home also enjoys a central location in the village of Gorebridge, set on a quiet cul-de-sac in easy reach of schools, amenities, and bus and rail links.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, and a washing machine to be included in the sale.

Features

- Attractive semi-detached house
- Convenient location in Gorebridge
- Easy commute to Edinburgh city centre
- Lightly decorated interiors
- Naturally-lit porch with a WC
- Bright and elegant living room
- Contemporary dining kitchen
- Southwest-facing conservatory
- Two double bedrooms
- One versatile single bedroom
- Modern three-piece bathroom
- Low-maintenance front and rear gardens
- Private tandem driveway
- Gas central heating and double glazing
- EPC Rating - C





Attractive semi-detached house
in a convenient location in
Gorebridge







Two double bedrooms, one versatile single bedroom, and a modern three-piece bathroom

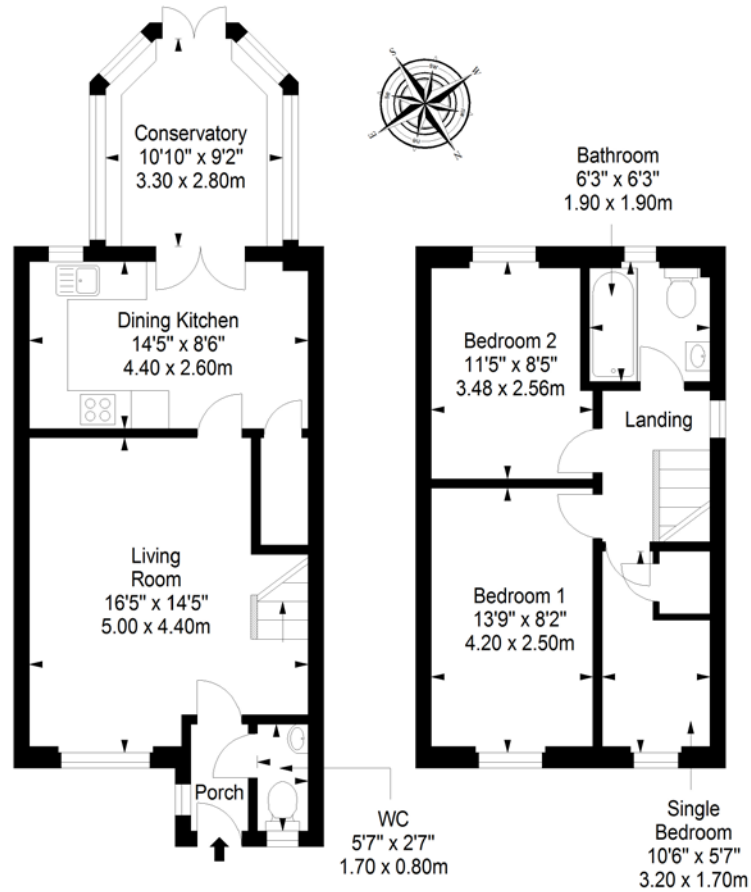




Floorplan

Ground Floor
Approx. 45.7 sq. metres (491.9 sq. feet)

First Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

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DISCLAIMER

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.

