










Offers Over
£225,000

56 Whitehouse Crescent

Gorebridge | Midlothian | EH23 4FT

Impressive 3 bedroom end-terraced villa with allocated parking space and private gardens including a sizeable, south-west facing rear garden enjoying a high degree of privacy. Quietly positioned within a cul-de-sac setting, within an established modern development just off the A7, within easy reach of excellent commuting links, good local amenities and reputable schooling.

-  3 Bedrooms
-  2 Public room
-  2 Bathroom
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



Description

This lovely family home is offered to the market in move-in condition, having been upgraded in recent times to include a new kitchen and en-suite shower room together with decoration throughout. The property shall undoubtedly appeal to those seeking a high standard of living in a great location and merits internal viewing to be fully appreciated. The stylish accommodation comprises; entrance hallway with two-piece WC apartment off. There is an attractive and spacious, front facing lounge with door to the fully integrated kitchen/diningroom offering a fantastic space with French door leading to the rear garden. The kitchen is fitted with ample wall and base units with complementary worktops incorporating the built-in hob/oven/hood and integrated appliances (fridge freezer, washing machine and dishwasher). A carpeted staircase leads to the upper landing, where all three sizeable bedrooms are located. The principal bedroom is fitted with built-in wardrobes and benefits from a contemporary en-suite shower room, fully upgraded with white suite with luxury Rainfall shower unit. The partially tiled bathroom comprises of a white three piece suite with Rainfall shower unit over the bath. Further benefits include gas central heating with combi boiler and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (fridge freezer, washing machine and dishwasher).

Gardens and parking

There are private gardens located to the front, side and rear of the property with an allocated parking space located to the front. The sunny rear garden with south-westerly aspect, offers an excellent space, mainly laid to lawn and housing garden shed with decked patio, ideal for outside dining.

Factors

SG Property Management are the Factoring Agents for the development to which a fee of approx. £15.50 is payable per quarter for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

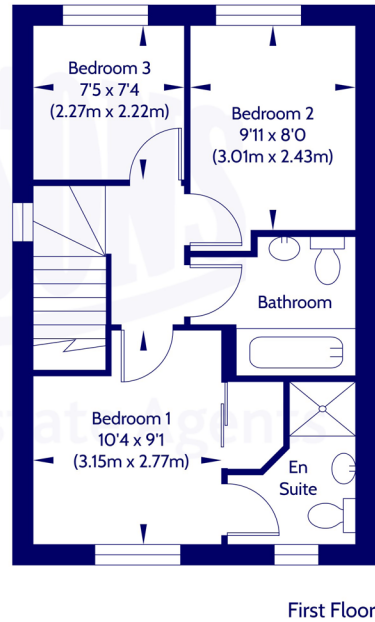
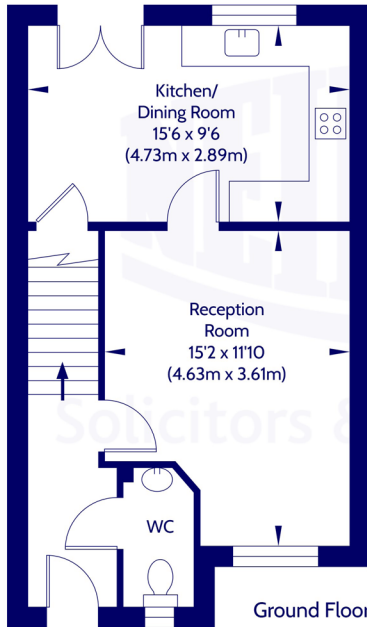
Whitehouse Crescent forms part of an attractive modern development in the town of Gorebridge, an active and thriving community, situated in the county of Midlothian, some 10 miles from Edinburgh. The area is surrounded by open countryside yet has excellent amenities serving every day needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. The property is conveniently positioned within walking distance of Gore Glen Primary school and frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses.



Approx. Internal Area 74.52 Sq M / 802 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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