










Offers Over

£330,000

21 Louis Braille Way

Gorebridge | Midlothian | EH23 4LD

This attractive and generously proportioned detached villa with private gardens, garage and summerhouse is quietly situated within an established modern development, only a short walk away from the local train station and close to fantastic local amenities. In move-in condition the property would make an excellent family home and early viewing is highly recommended.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
- Utility room
-  Garage
-  Private gardens
-  EPC rating - C
-  Council tax band - F



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage, spacious and bright lounge providing excellent natural light, contemporary fitted kitchen open plan to dining area and French doors providing direct access to the rear garden, useful utility room and downstairs WC. The upper landing provides additional storage, light and airy principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned double bedroom with fitted wardrobes and en-suite shower room, two further good sized bedrooms with storage and modern family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven, integrated hob, fridge, freezer and washing machine.

Gardens, Garage & Driveway

There is a fantastic private garden to the rear which is mainly laid to lawn with an area of patio boasting a high degree of privacy and offering lovely open views across the countryside. There is a summerhouse, fully set up as an office, which will be included in the sale and provides power. To the front there is an area of lawn and driveway providing off-street parking with access to the single garage. There is a factoring fee payable to Firstport of approximately £125.00 per annum for the upkeep of the communal areas and further information can be made available by the selling agent.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Gorebridge is 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 everyday needs and is well placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station is only a short walk away and provides speedy journeys to Edinburgh & the Scottish Borders. Schooling is well served in the area and surrounding towns and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses with Gorebridge having its own Leisure Centre.



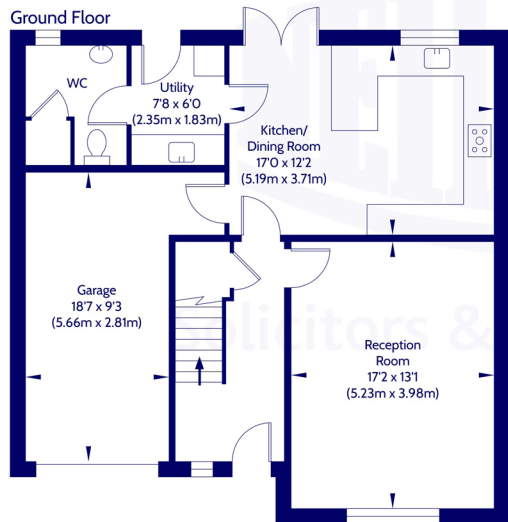
Approx. Internal Area 132.27 Sq M / 1424 Sq Ft.

Not to scale. For identification only.

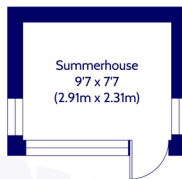
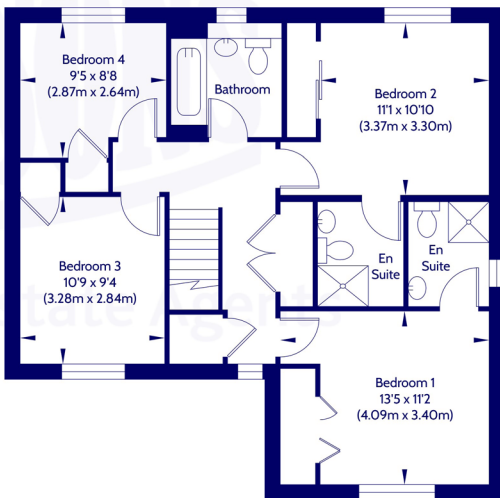
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Ground Floor



First Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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