










Offers Over

**£300,000**

## 17 Lady Emily Way

Gorebridge | Edinburgh | EH23 4GA

Neilsons are delighted to offer this opportunity to purchase a detached family home in the ever popular Gorebridge. Offered to the market in true move in condition, the property offers flexible accommodation throughout and has been renovated to an exacting standard. This property is sure to appeal to growing families, early viewing is advised!

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



virtually staged by HOMELi

## Description

The reception room offers a welcoming atmosphere with its front open aspect and the soft glow of downlights, setting the tone for the rest of the home. A highlight of the property is the stunning modern fitted dining kitchen, boasting glossy white wall and base units, an island featuring an induction booster hob, a built-in breakfast bar, and seamlessly integrated appliances. Adjacent to this space is a convenient utility area with plumbing and additional storage, as well as a well-placed WC. Adding to the allure of the home is a conservatory at the rear, providing additional living space flooded with natural light from its floor-to-ceiling windows. On the ground floor, a bedroom with a pleasant front aspect is complemented by a superb en-suite shower room. Ascending to the upper floor, the principal bedroom awaits, offering ample space and its own en-suite shower room. Two further double bedrooms provide versatility for family living, while a family bathroom completes the upper level, featuring a pristine white three-piece suite, a rainfall thermostatic shower over the bath, and a stylish chrome towel rail. Throughout the property, upgrades abound, including fresh paint and new flooring, enhancing its overall appeal and livability.



virtually staged by HOMELi

*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

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

*N.B – All appliances will be sold as seen.*

## Gardens & Parking

The property is quietly located on a corner plot towards the end of a cul-de-sac and as such offers garden space to the front side and rear. The rear garden is fully enclosed with a large lawn area, ideal for children and pets alike with a deck area towards the rear, ideal for outside entertaining. The front garden is highly decorative with mature plants and shrubbery. Parking bays are available outside the property for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





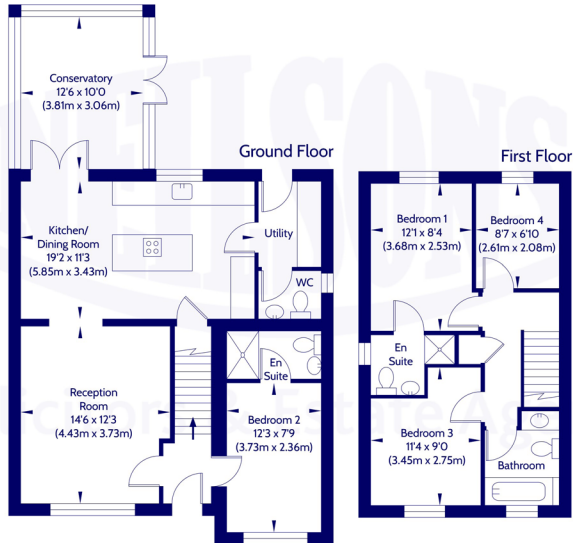
## Location

Lady Emily Way forms part of an established modern development in the popular 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. Frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. Educational facilities can be found in the area and Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses.





Approx. Gross Internal Floor Area 112.52 Sq M / 1211 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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