

COULTERS[©]



20 LIMEFIELD GARDENS

GOREBRIDGE, EH23 4RT

 3 BED  2 BATH  1 PUBLIC




TAKE A LOOK INSIDE


Modern 3 bedroom townhouse which provides an appealing layout with quality contemporary finishes throughout. Situated in a popular modern development with easy access to the City and open countryside.

To the rear is a stylish enclosed landscaped garden with a covered pergola seating area to the rear with integrated shed and an area of artificial grass. To the front is a planted border and a private driveway.

KEY FEATURES

 Stylish modern townhouse with appealing layout

 Landscaped enclosed rear garden

 Convenient location with excellent transport links

 Three bedrooms, one with ensuite

 Driveway parking

 Popular modern estate



The accommodation which is arranged over three floors comprises - welcoming entrance hall, sitting room with large window to the front, modern kitchen/dining room with an excellent range of modern units and ample room for dining, patio doors lead to the garden, there is also a useful cloakroom with WC.

On the first floor double bedroom 2, bedroom 3 and modern family bathroom.

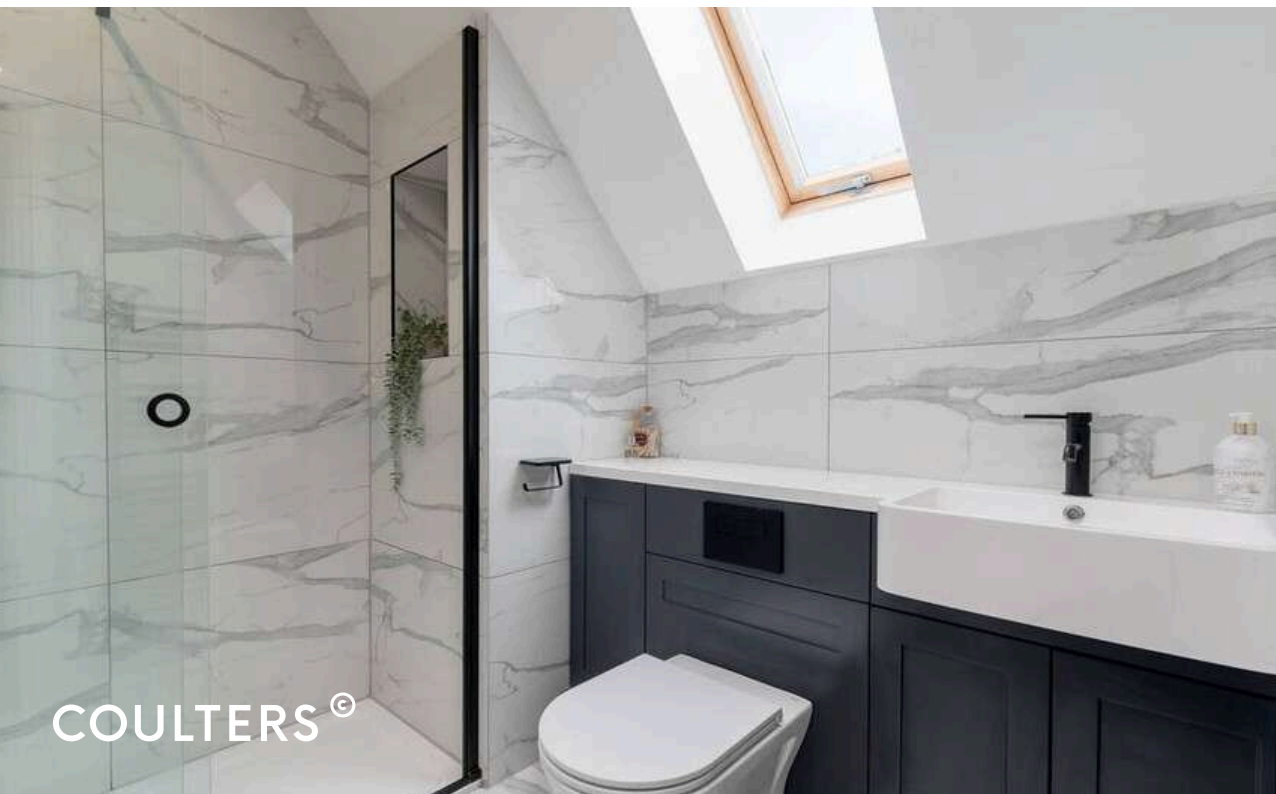
On the second floor a generous principal bedroom with walk in wardrobe and contemporary en suite bathroom





THE LOCAL AREA

Gorebridge is an active and thriving community situated approximately 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 the local train station is closeby with access to Edinburgh and 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 outdoor pursuits, country walks and golf courses along with a popular Leisure Centre.



EXTRAS

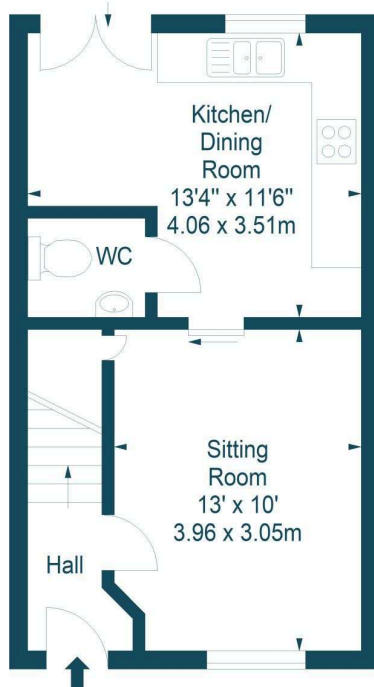
The integrated appliances, fridge/freezer, washing machine, blinds, curtains, light fittings and the wardrobe in double bedroom 2 are included in the sale price. The property benefits from gas central heating and is double glazed throughout. The eufy doorbell/security camera is excluded from the sale. The estate will be factored when handed over by the developer.



**Limefield Gardens,
Gorebridge, EH23 4RT**



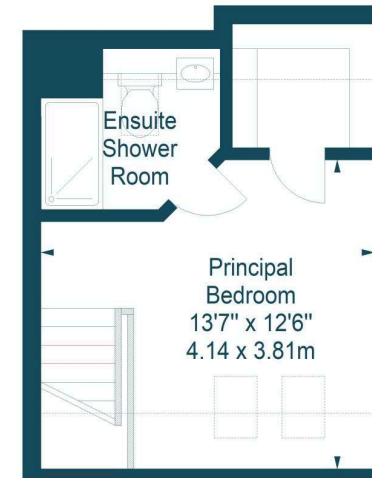
Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.