

OFFERS OVER £215,000

24 Castle Place
Gorebridge, EH23 4TJ

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Solicitors & Estate Agents



- Three-bedroom semi-detached house
- Bright and welcoming separate living room
- Well-proportioned kitchen with ample storage and workspace
- Two double bedrooms
- Versatile single bedroom ideal as a nursery or home office
- Modern bathroom featuring underfloor heating
- Private driveway providing off-road parking and back garden

Description

This well-presented three-bedroom semi-detached home offers comfortable and practical living, ideal for families, first-time buyers, or those working from home.

The property features a welcoming living room, providing a bright and relaxing space, separate from the well-proportioned kitchen which offers ample storage and workspace. Upstairs, there are two generous double bedrooms alongside a versatile single bedroom, perfectly suited for use as a nursery, home office, or dressing room.

The modern bathroom benefits from underfloor heating, adding a touch of everyday luxury and comfort. Externally, the home enjoys a private driveway providing off-road parking, as well as a rear garden ideal for outdoor dining, entertaining, or family use.

Combining flexible living space with practical features, this property presents an excellent opportunity in a desirable residential setting.





Central Heating and Double Glazing

Gas central heating operated by gas boiler is complemented by double glazing.

Gardens and parking

The property benefits from front driveway and private back garden space.

Location

Gorebridge is a popular and well-connected Midlothian village, offering an excellent balance of semi-rural living and convenient access to Edinburgh. The area benefits from a range of local amenities including shops, cafés, schools, and leisure facilities, all within easy reach.

Excellent transport links are available, with Gorebridge railway station providing regular services to Edinburgh city centre, making it ideal for commuters. The A7 is also easily accessible, offering straightforward road links to surrounding towns and the Edinburgh City Bypass.

Extras

Carpets, flooring fridge/freezer and cooker are included in the sale price.

Valuation

The property has been valued by surveyors at £220,000 and the home report is available via the ESPC website.

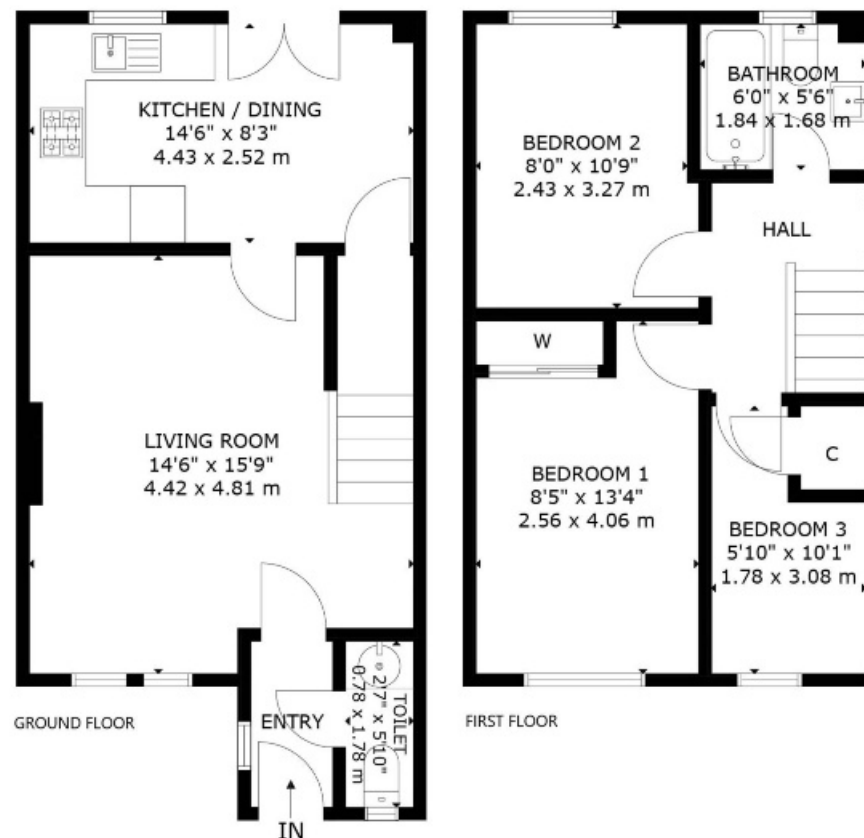
Council Tax and EPC

The property lies in Council Tax D and has an EPC C rating.

Viewing

To view telephone agents on 0131 229 3399.





24 CASTLE PLACE, EDINBURGH, EH23 4TJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 749 SQ FT / 70 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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