



GARDEN STIRLING BURNET

5 WHITEHOUSE ROAD
GOREBRIDGE, MIDLOTHIAN, EH23 4FF



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Set within a modern residential development, this attractive mid-terraced house offers well-balanced, family-friendly accommodation arranged over two floors, with contemporary interiors and excellent outdoor space. Located in the popular Midlothian village of Gorebridge, the property benefits from a strong sense of community, a range of local shops and services, and a railway station offering regular connections to Edinburgh. Scenic countryside walks and green spaces are also close at hand, providing an excellent balance between town and country that will appeal to a wide range of buyers.

The ground floor is thoughtfully arranged around a generous living room, finished with light-toned flooring and a stylish accent wall that creates a welcoming and versatile space for everyday relaxation. To the rear, a south-facing kitchen/dining room forms the social heart of the home, fitted with modern white cabinets, warm wood-effect worktops, and appliances including an integrated oven and gas hob, freestanding fridge-freezer and dishwasher. There is ample room for dining furniture, a pantry cupboard provides storage, and French doors lead directly to the decked garden, encouraging easy indoor-outdoor living. A convenient WC and a handy utility room (with washing machine and tumble dryer) complete the ground-floor layout.

FEATURES

- Three bedroom mid-terrace house
- Well-connected country town location
- Entrance hallway with WC
- Light-filled living room
- Kitchen/dining room with garden access and utility room
- South-facing principal double bedroom with walk-in wardrobe
- Second double bedroom with built-in storage
- Third bedroom/home study
- Four-piece family bathroom
- Enclosed rear garden with lawn and decking area
- Gas central heating and full double glazing
- Private allocated off-street parking





Upstairs, the principal bedroom is a bright double, complemented by a walk-in wardrobe that enhances both storage and convenience. Two further bedrooms offer excellent flexibility for family use, home working, or guest accommodation. The family bathroom is well appointed with a modern white four-piece suite and neutral tiling. Gas central heating and full double glazing ensure the property is warm and energy efficient.

Externally, the enclosed rear garden has been designed for low maintenance and features a secure shed and a generous decked terrace—ideal for outdoor seating, entertaining, or relaxing in warmer months. In addition, there is an allocated private parking space to the rear of the property.

Extras: The sale includes all fitted floor and window coverings, light fittings and kitchen appliances. Appliance include an integrated oven and gas hob and freestanding fridge-freezer, dishwasher, washing machine and tumble dryer.







Gorebridge, Midlothian

Located approximately ten miles south of Edinburgh, the popular town of Gorebridge enjoys the best of both worlds: an idyllic setting in the Midlothian countryside within easy reach of the capital. A former mining town with a proud industrial history, the thriving community has retained an endearing village atmosphere. The historic main street is home to an excellent range of local services and amenities, including shops, a Post Office, a medical centre, and a pharmacy, with more extensive shopping facilities available in nearby Dalkeith. Surrounded by breath-taking countryside, Gorebridge is perfect for exploring the great outdoors, and for sport and fitness enthusiasts, Gorebridge Leisure Centre boasts a well-equipped gym, a varied programme of classes, and a multi-purpose sports hall. Early years and primary schooling is offered at a choice of local primary schools, followed by secondary education nearby. The town is also well placed for some of the country's most prestigious independent schools. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverly in just 30 minutes. The town also enjoys swift and easy links to Edinburgh City Bypass and the M8/M9 motorway network thanks to its close proximity to the A7.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

