



44 Hillside Crescent South, Gorebridge, EH23 4HW

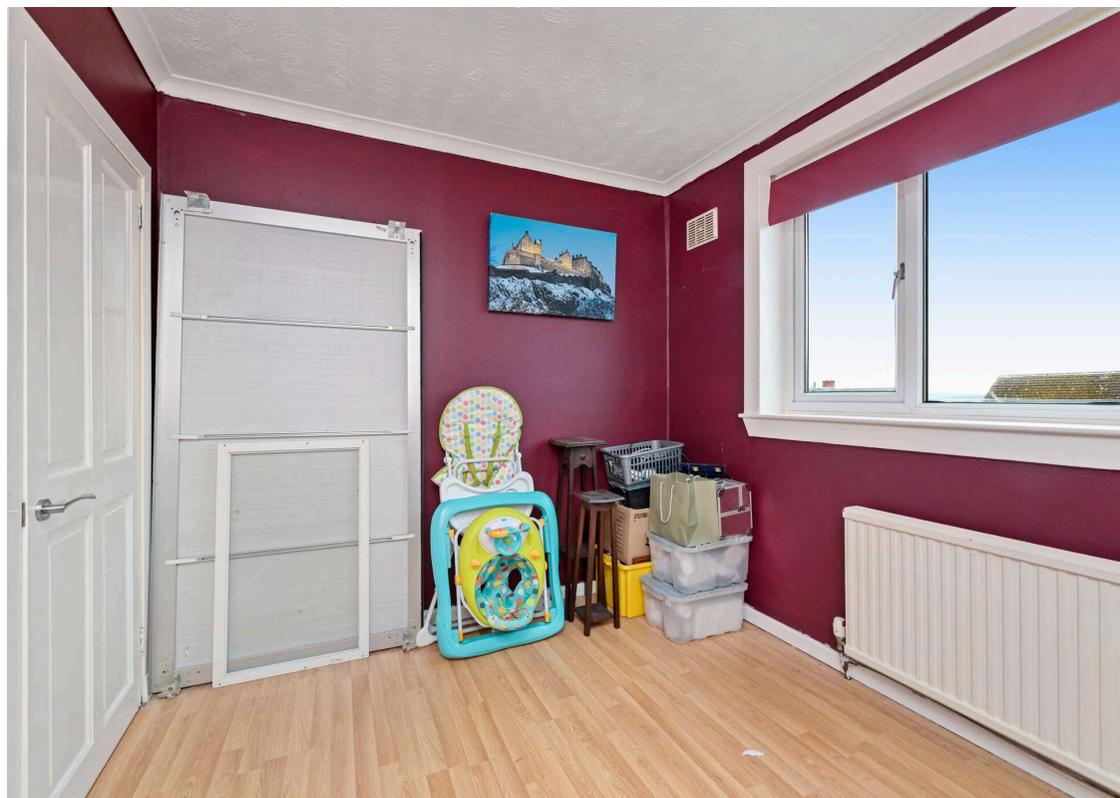


Welcome

Welcome to 44 Hillside Crescent South - a very rarely available four-bedroom semi-detached house, set in a popular residential area in the lovely Midlothian town of Gorebridge. This property provides great family living space and is presented in good clean condition throughout. It is ideally placed to take advantage of all the transport links, including a local train station, shopping, and schooling Gorebridge has on offer. The property itself will make an ideal purchase for those with a young family looking for a larger property. There are private garden grounds the front, side and rear and a driveway provides off-street parking. Viewing is strictly by appointment.

- Hallway with side facing window and stairs to the upper level
- Ground floor bathroom with three-piece white suite, featuring a shower over the bath, and a WC and sink with combined vanity unit
- Spacious living room with front facing window, and electric stove style fire
- Fitted kitchen with a range of wall and base units, five ring gas hob, extractor, oven, integrated fridge, and freezer, undercounter washing machine and dishwasher
- Upper hallway with loft ladder access, part floored with light
- Main bedroom with front facing twin windows, built-in wardrobes and shelved storage
- Bedroom two with window to the rear, and built-in wardrobes
- Bedroom three with rear facing window
- Bedroom four with front facing window
- Double glazing and gas central heating
- Private garden grounds to the front, side, and rear with garden storage sheds
- Driveway providing off-street parking







Gorebridge

Gorebridge is a charming town nestled in the heart of Midlothian, renowned for its welcoming community spirit and picturesque surroundings. Ideally located, Gorebridge offers excellent transport links to Edinburgh and neighbouring towns, making daily commuting straightforward whether by rail or road. Local amenities include a variety of independent shops, supermarkets, cafes, and essential services, ensuring residents enjoy both convenience and comfort.

The area boasts access to scenic countryside and walking trails, perfect for outdoor enthusiasts, while several well-regarded schools and recreational facilities cater for families. Gorebridge's blend of tranquil living and easy access to urban amenities makes it a sought-after location for those seeking a balanced lifestyle in Midlothian.

Extras

Included in the sale are floor coverings, light fittings, blinds where fitted, integrated appliances, free-standing white goods, and the garden sheds. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.





Get in touch

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Property Hub:

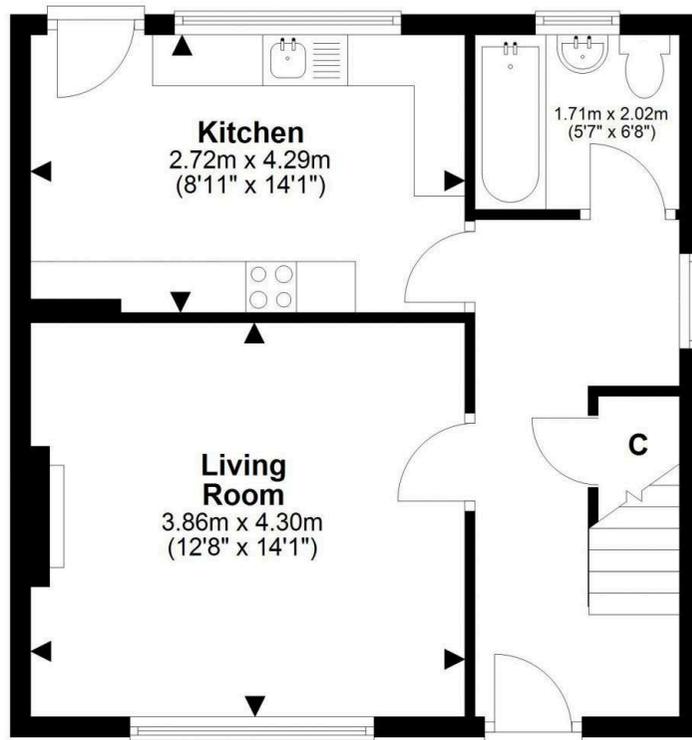
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

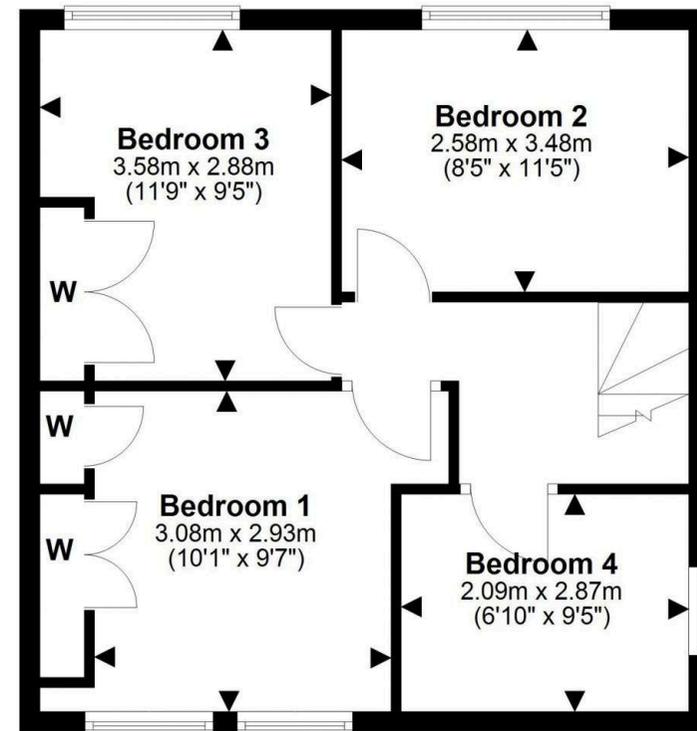
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.