



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21B, Whitehouse Crescent

Gorebridge EH23 4FT

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Enjoying a semi-rural location in the village of Gorebridge, this beautifully presented three bedroom semi-detached, boasts sociable living spaces and easily maintained outdoor space, an ideal home for young families eager to escape the bustle of the city.

The front door opens into a welcoming entrance hall, with useful downstairs WC. From here, you step into a south-west facing living room; with ample space for comfortable furniture. Through to the rear is a contemporary kitchen/diner. The dining area is an inviting space, easily extended into the garden on sunny days from patio doors. The chic kitchen features high-gloss cabinets and house a range of freestanding appliances.

Property Summary

- Tranquil setting with-in modern cul-de-sac development
- Semi-detached house
- Living room
- Modern dining kitchen
- Practical downstairs WC
- Master bedroom with en-suite shower room
- Further two bedrooms
- Attractive family bathroom
- Enclosed split-level rear garden
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - D







Lovely, three
bedroom, two
bathroom
semi-detached house





Upstairs, an airy landing leads to an attractive master bedroom, with stylish en-suite. A further double bedroom and single bedroom are complimented by an attractive bathroom comprising a WC, a pedestal basin, bathtub.

The property further benefits from attic space, ample resident parking with allocated space and enclosed rear garden. The rear garden is split level, with lawned area to the back and paved patio area next to property.

Extras: all fitted floor coverings, light fittings, window coverings, kitchen appliances, a projector and projector screen, will be included in the sale.

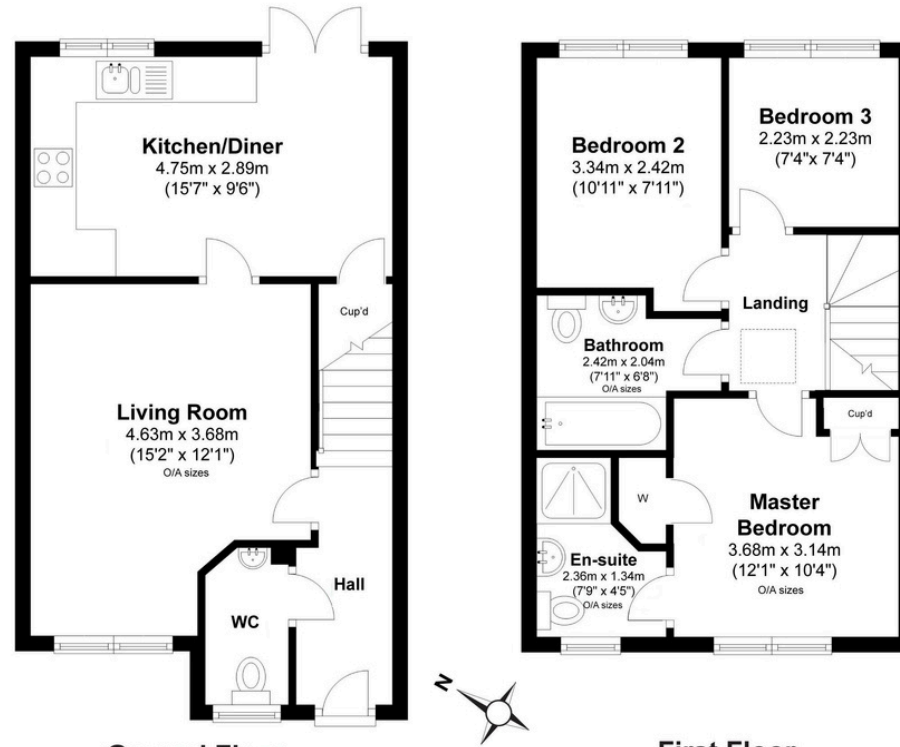
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dream property!



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Ground Floor
Approx. 38.5 sq.metres (414.3 sq. feet)

First Floor
Approx. 36.3 sq.metres (390.3 sq. feet)

Total Area: approx. 74.7 sq.metres (804.5 sq. feet)

CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



VIEW FROM WHITEHOUSE CRESCENT

Location

Gorebridge is a former mining village, situated in Midlothian, some 9 miles south of Edinburgh city centre on the main A7 borders route. The centre of the village provides a variety of facilities including a bank and post services. Leisure pursuits include a local leisure centre. Schooling is catered for with four local primary schools and secondary level in neighbouring Newtongrange. Regular bus services run to Edinburgh City Centre and surrounding area frequently. With its own train station, it is perfect for commuting, on the Borders line. The Edinburgh City By-pass is only a short drive away and provides direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the By-pass will take you to the heart of East Lothian and beyond