



46 Louis Braille Way, Gorebridge, Midlothian, EH23 4LD

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and generously proportioned, this four-bedroom detached family home enjoys a generous garden, a double driveway and an integrated garage. Set in a leafy, modern and highly desirable residential development, overlooking the town of Gorebridge, Midlothian.

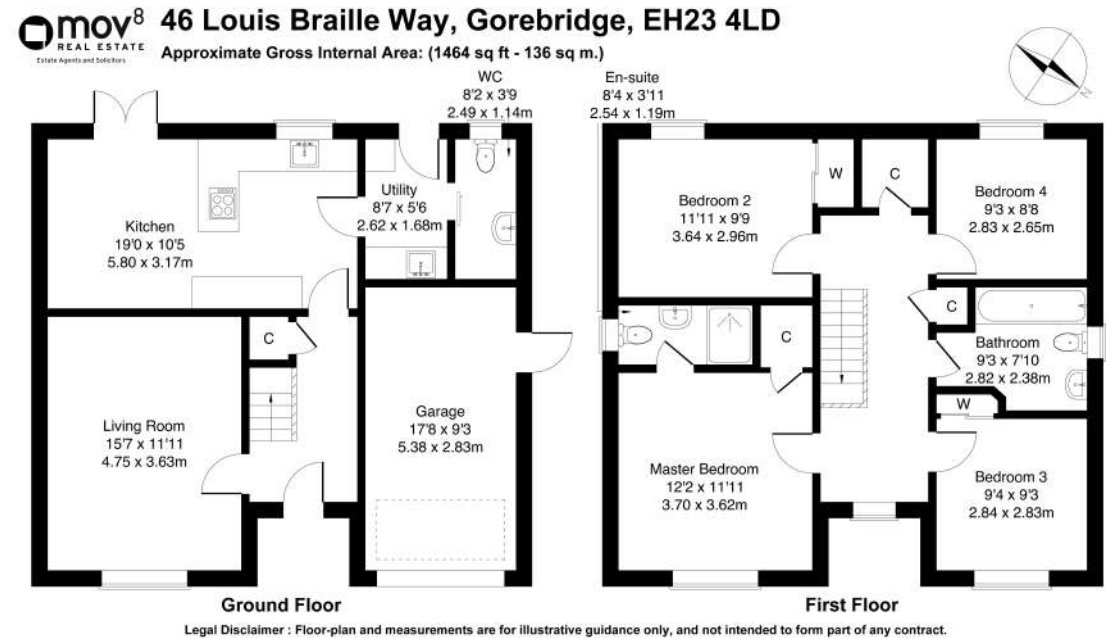
Comprises an entrance hall, living room, dining/kitchen, utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Tastefully finished throughout, highlights include a stylish integrated kitchen, modern bathrooms, and contemporary flooring and lighting. Additionally, there is gas central heating, double glazing, and superb storage, including a garage with power and lighting.

Externally, the property boasts a lawn and double driveway to the front, and a southerly-west-facing rear garden, including a lawn, a store shed and patios. This exclusive residential development also provides maintained communal grounds, including a 'village green' with a playpark, and visitors' parking bays.

A welcoming entrance hall provides access to much of the ground floor and includes a convenient understair storage cupboard. Positioned to the front, the living room is tastefully finished with light decor, a feature wall and wood-effect flooring, creating a bright and comfortable family space. To the rear, wood-effect flooring from the hall continues into a stylish dining kitchen fitted with modern units, stone-effect worktops with matching upstands, a breakfast bar, and a sink with a drainer. Integrated appliances include an oven, a five-ring electric hob with an extractor, a fridge/freezer and a dishwasher. The dining area benefits from a wall-mounted TV point and French patio doors opening directly onto the south-west-facing rear garden, ideal for entertaining and everyday family living. Just off the kitchen, a dedicated utility room offers additional storage, space for freestanding appliances and further access to the garden, along with entry to a convenient ground-floor WC.

Upstairs, the generously sized master bedroom is set to the front and finished with light neutral decor and carpeted flooring. It also benefits from a useful storage cupboard and a modern en-suite shower room. Bedrooms two and three are positioned to opposite aspects and are well presented with tasteful decor, carpeted flooring and built-in mirrored wardrobes. A fourth bedroom to the rear provides a versatile space, ideal as a home office or study if required. Completing the accommodation is a stylish family bathroom fitted with a contemporary three-piece suite including a shower over the bath, tiled splashbacks and a ladder-style radiator.





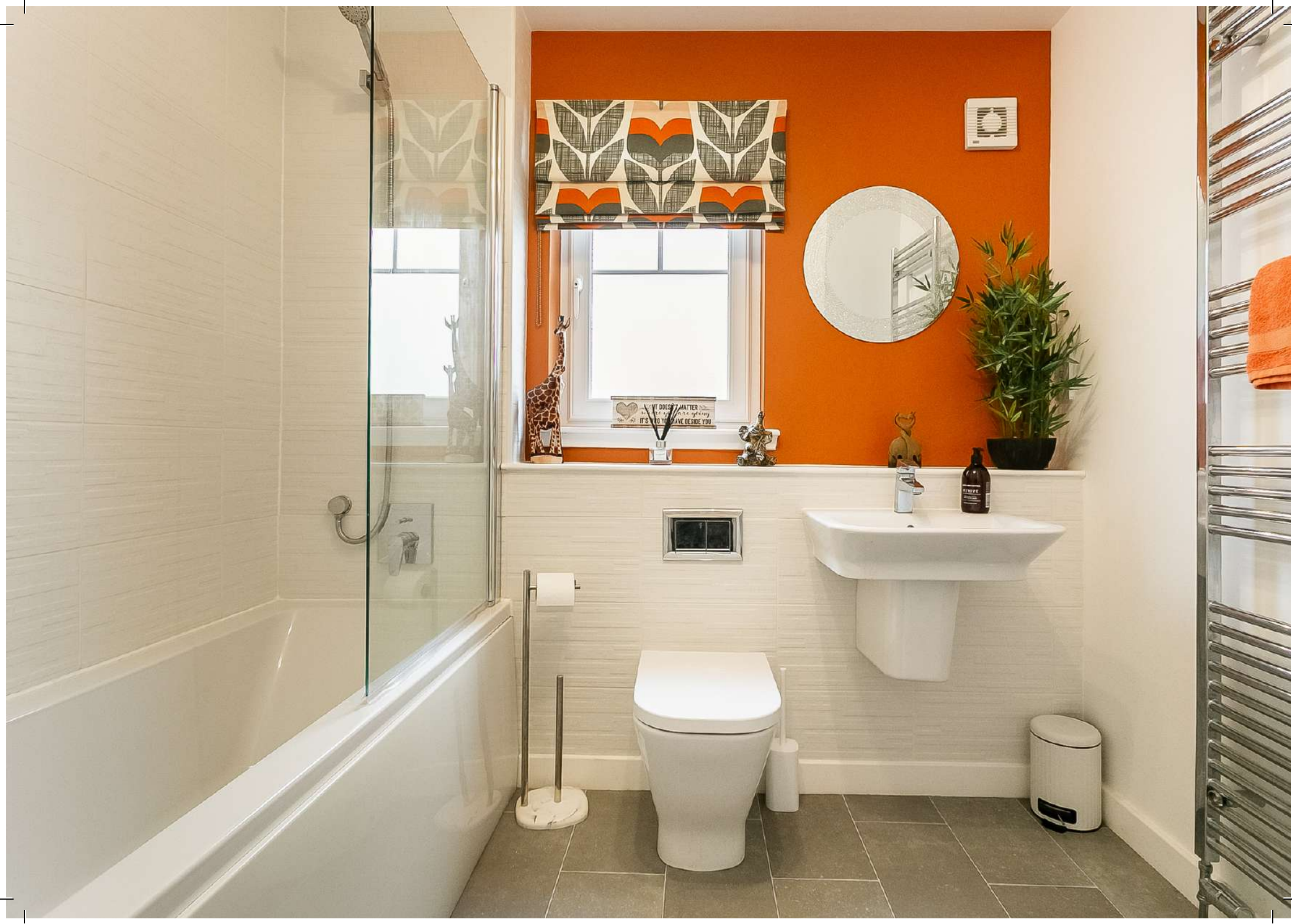
Area Description

Gorebridge is a well-established and growing rural village in Midlothian, situated around 10 miles southeast of Edinburgh and popular with commuters. The village provides a good range of amenities along its main street, including a supermarket, leisure and recreational facilities, and five primary schools, with the highly regarded Newbattle High School serving as the local secondary. The nearby town of Dalkeith offers a broader selection of services, while Straiton Retail Park features major retailers such as Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links include regular bus services, a Borders Railway station in the village, and easy access to the A7, connecting quickly to the city bypass and motorway network.











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