



24e Whitehouse Crescent
GOREBRIDGE | EH23 4FT


warners
solicitors & estate agents



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Warners are delighted to present this extremely well-presented three-bedroom end terraced home. The property has a private enclosed rear garden and occupies a quiet setting within a mature residential development located in the sought after Gorebridge. This impressive property provides well presented, modern, comfortable and bright living space over two levels, and would make an ideal home for a couple or family. The property further benefits from gas central heating, double glazing, front driveway and there is excellent storage in both the hallway and partially floored attic. Internally the property comprises an entrance hall, a cosy living room a fully fitted dining kitchen that currently comprises a fridge/freezer, gas hob, oven, fan, tumble dryer, washing machine, the boiler cupboard, dining area and gives access through patio doors out to the rear garden. Also downstairs is a handy WC. Upstairs there are three well-proportioned bedrooms, the master with built in storage and an en-suite shower room and completing the accommodation is the bathroom with bath and WC. Early viewing is highly recommended to avoid missing out!

- Welcoming hallway with storage
- Fully fitted Dining-kitchen with access out to the rear garden
- Cosy living room
- Bathroom with bath and WC
- Three well-proportioned bedrooms one with storage & en-suite
- Gas central heating & double glazing
- Front driveway
- Private front and rear gardens

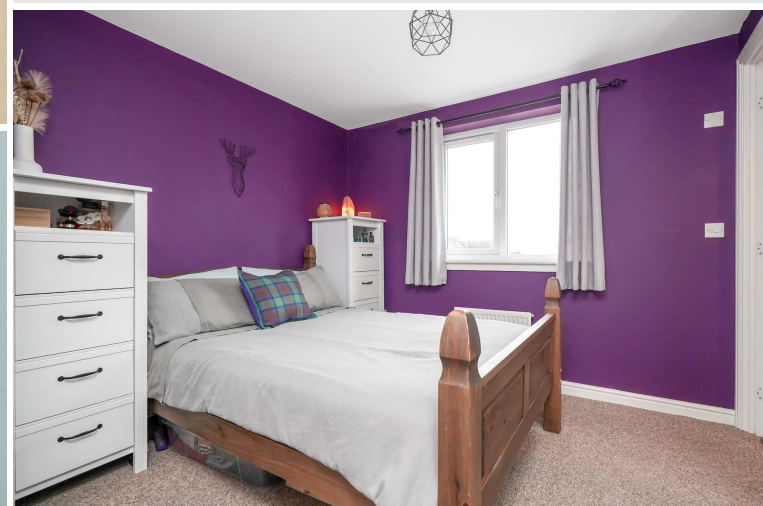
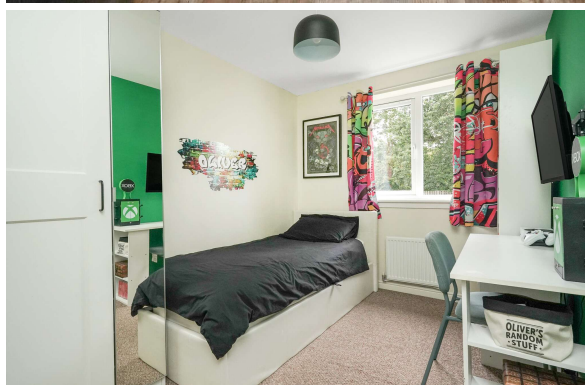
EPC rating C, Council tax band D

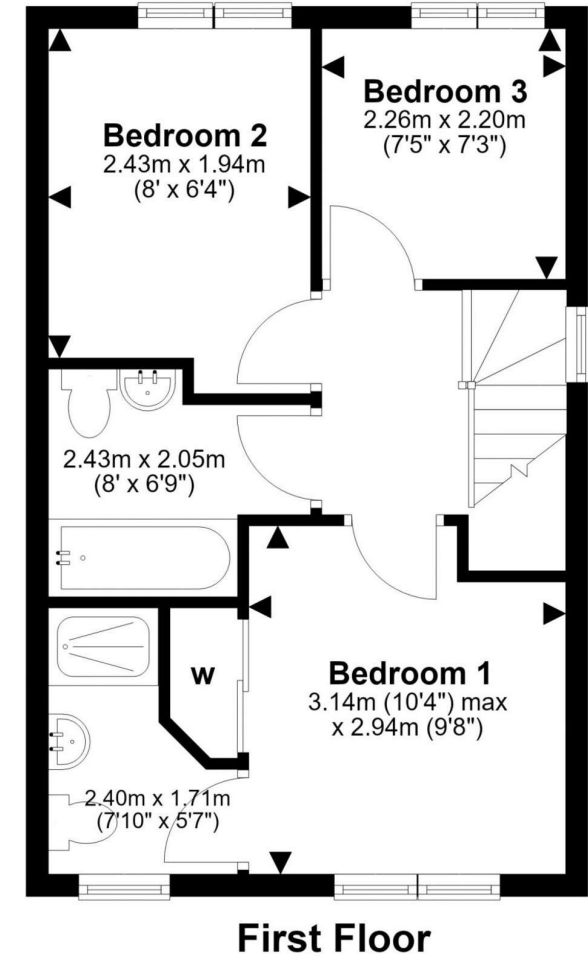
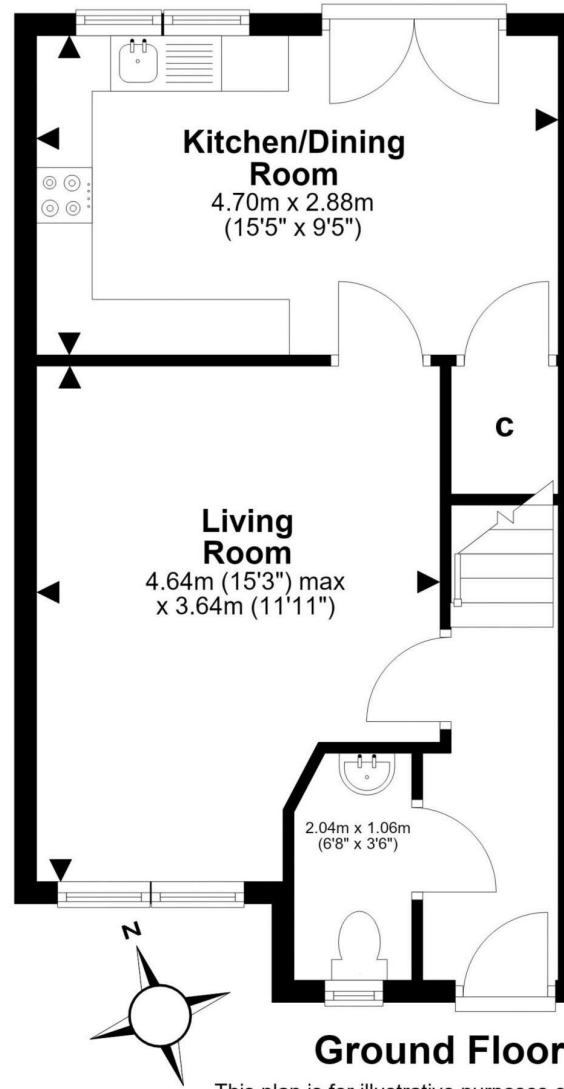
Extras to be included in sale: Hob, oven, shed and garden furniture.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.





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.