



Solicitors & Estate Agents



Offers Over

£215,000

42 Dundas Gardens

Gorebridge | Midlothian | EH23 4BB

Spacious three-bedroom semi-detached home occupies a generous corner-style plot within a peaceful cul-de-sac in an established residential area of Gorebridge, Midlothian. Offering beautifully maintained interiors, stylish upgrades and excellent outdoor space, the property provides an appealing turnkey opportunity for families, first-time buyers and professionals alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Multi-Vehicle Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The property opens into an inviting hallway, providing a welcoming introduction to the accommodation and access to the principal living spaces. The front-facing reception room is bright and comfortable, featuring a striking feature design wall which adds a contemporary focal point to the room. The impressive dining kitchen has been upgraded to create a stylish and highly practical heart of the home. The kitchen is fitted with an extensive range of high-gloss wall and base units, complemented by quartz worktops and integrated appliances and Karndean flooring. Mood lighting adds to the contemporary atmosphere, while the generous dining area provides plenty of space for family meals and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the kitchen and outdoor space. There are three bedrooms. The rear-facing principal bedroom is a generous double, enjoying an open aspect, carpeting and useful built-in wardrobes. The second double bedroom is positioned to the front and is also carpeted with built-in wardrobe storage. The third bedroom is a front-facing single, currently arranged as a dressing room, but offering excellent flexibility as a child's bedroom, home office, nursery or guest room. The stylish family bathroom is fully tiled and finished in an attractive monochrome colour scheme. It comprises a three-piece white suite, including a Jacuzzi bathtub with thermostatic shower, together with useful vanity storage.



Extras

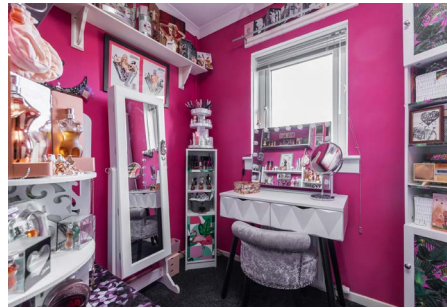
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from an impressive multi-vehicle driveway, providing excellent off-street parking. The generous enclosed rear gardens have been thoughtfully landscaped for ease of maintenance and outdoor enjoyment, featuring a large patio, artificial turf and a useful shed. A particularly appealing addition is the log cabin, which benefits from power and lighting and offers a versatile space that could be used as a home office, hobby room, or additional entertaining area.

Viewing

By appointment through Neilsons (0131 625 2222).





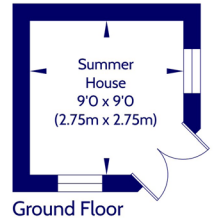
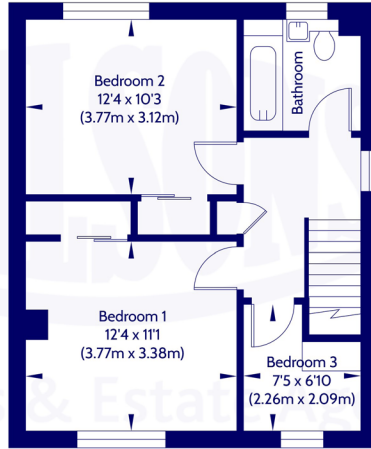
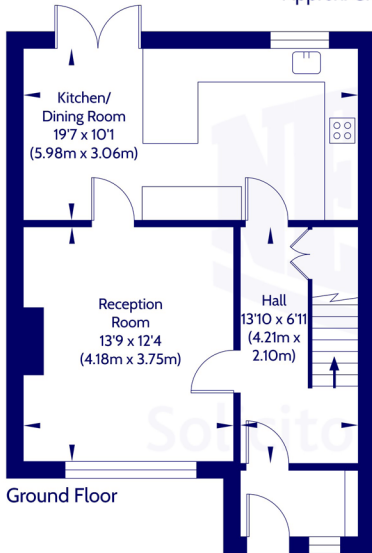
Location

Dundas Gardens is situated within an established residential area of Gorebridge, a popular Midlothian town located approximately 12 miles south-east of Edinburgh. The property enjoys a peaceful cul-de-sac setting while remaining conveniently positioned for the town's local amenities and transport connections. Gorebridge provides a good selection of everyday facilities, including local shops, supermarkets, cafés, restaurants and community services. Further shopping and leisure facilities can be found in nearby Dalkeith and Bonnyrigg, providing a wider range of amenities within easy reach. The area is particularly well connected for commuters, with Gorebridge railway station providing regular services towards Edinburgh, making travel into the capital convenient. There are also regular local bus services connecting Gorebridge with surrounding towns and Edinburgh. Road links provide straightforward access towards Edinburgh, the City Bypass and wider Midlothian. Families are well catered for with a selection of primary and secondary schooling available locally, while the surrounding Midlothian countryside provides numerous opportunities for walking, cycling and outdoor recreation. Gorebridge also benefits from its proximity to the Pentland Hills and the wider scenic countryside south of Edinburgh. Overall, the location offers an attractive balance of peaceful residential living, convenient local amenities and excellent commuter connections, making Dundas Gardens an appealing choice for families and professionals seeking easy access to both Midlothian and Edinburgh.





Approx. Gross Internal Floor Area 91 Sq M / 976 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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