



Solicitors & Estate Agents



Offers Over

£350,000

15 Louis Braille Way

Gorebridge | Edinburgh | EH23 4LD

A beautifully presented detached villa, boasting a stylish flexible interior and spectacular southwest facing views to the rear.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms plus WC
-  Double drive and single garage
-  Front and back garden
-  EPC rating – B
-  Council tax band- F



Description

Designed with modern family living firmly in mind, the property is in tasteful move-in condition throughout and offers a versatile living space, close to good local amenities and a convenient rail link to Edinburgh city centre.

The property is accessed via a welcoming hallway, with beautiful herringbone flooring running throughout the ground level. The ground floor briefly comprises; a comfortable front facing reception room with attractive décor and coving to ceiling, a sleek modern dining kitchen with contemporary base and wall units, contrasting worktops/splash tiling and double doors opening out from the dining space to a decked seating area in the rear garden. Off the kitchen you have a useful utility room with garden access and a convenient downstairs WC.

On the upper level there is a generously sized principal bedroom with built-in storage and a contemporary en-suite shower room, three further double bedrooms, and the main family bathroom pedestal basin, WC, and bath with splash screen and mains shower attachment.

Further benefits include solar panelling across the entire roof, with quarterly payments received for any energy exported back into the grid.



Extras

All fixed floor coverings, blinds, light fittings and integrated appliances will be included.

Gardens, Parking and Factor

To the front of the house is a neat lawned garden, together with a double monobloc drive and single garage, providing excellent off-street parking/overspill storage. To the rear is substantial private garden, which enjoys a bright westerly facing aspect and takes in spectacular open views over the surrounding area. The garden is fully enclosed and includes a generous area of lawn, together with a paved seating space and planted beds, perfect for dining and entertaining during the warmer months.

The communal grounds within the development are maintained by First Port for a biannual fee of £93.

Viewing

By appointment through Neilsons (0131 625 2222).





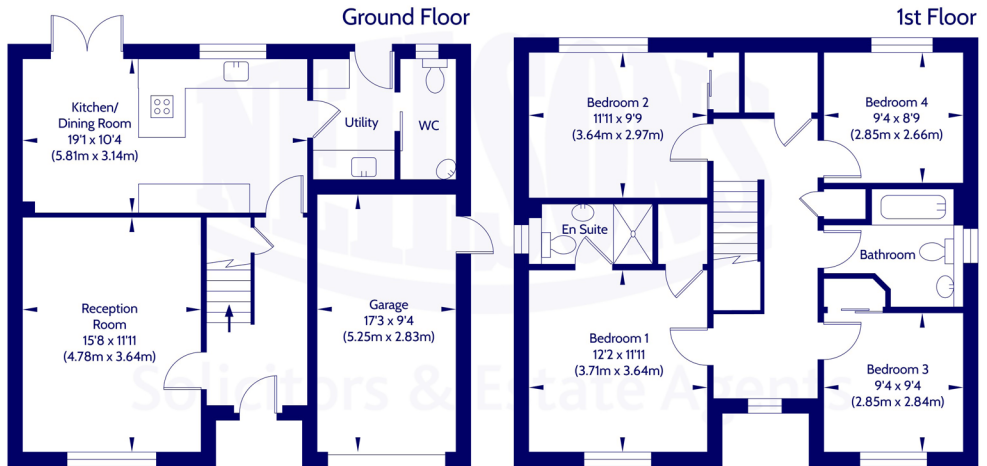
Location

Gorebridge is a popular and well-established Midlothian town, located approximately 11 miles south of Edinburgh, offering a blend of semi-rural charm and excellent commuter convenience. The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and takeaways, as well as nurseries and primary schools, making it particularly attractive to families and first-time buyers. For commuters, Gorebridge benefits from its own railway station on the Borders Railway, providing a regular and direct service to Edinburgh Waverley in around 30 minutes. The A7 and City Bypass are also easily accessible, giving straightforward links to Edinburgh, the airport, and further afield. Surrounded by open countryside, the town offers plenty of opportunities for walking, cycling, and enjoying the outdoors, including the nearby Vogrie Country Park, with its woodland trails, play areas, and café. A short drive brings you to larger shopping centres in Dalkeith and Fort Kinnaird, while nearby towns such as Newtongrange and Bonnyrigg provide further amenities and leisure options





Approx. Gross Internal Floor Area 123.82 Sq M / 1333 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

