



1 Gorewater Gardens

Gorebridge, Midlothian, EH23 4FU

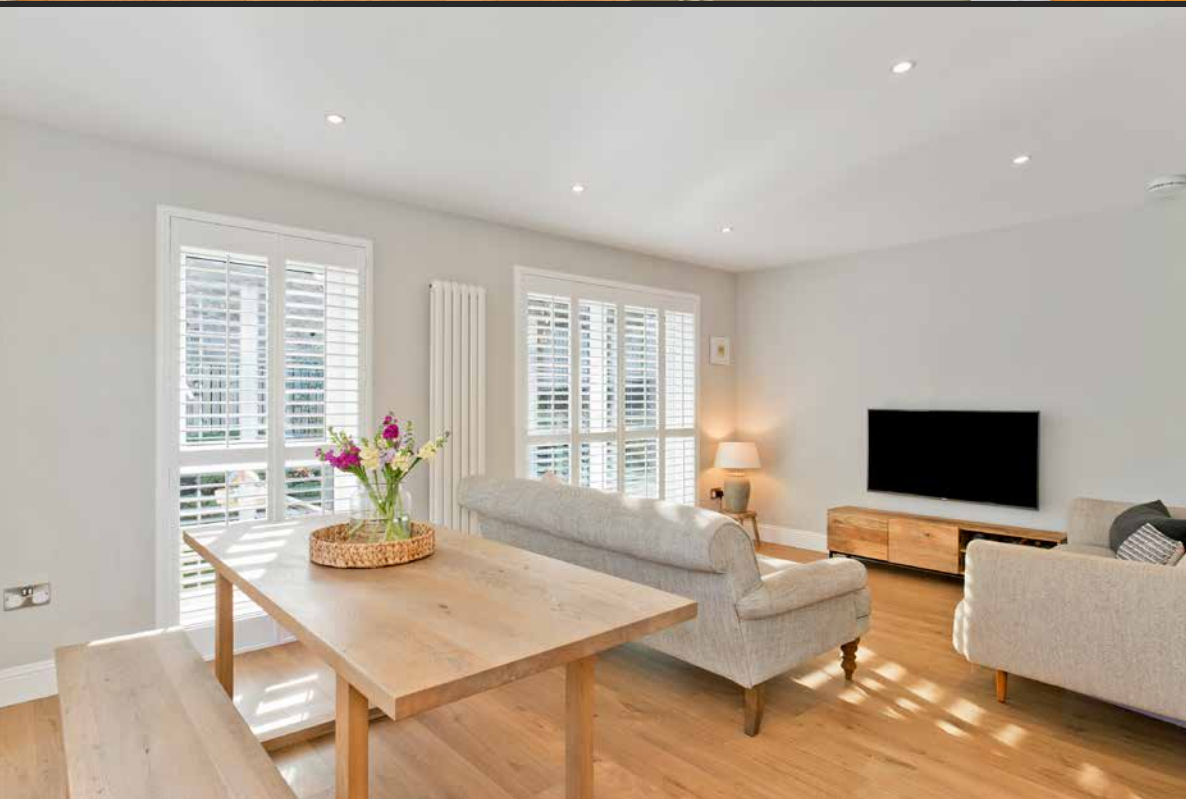
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A luxurious four-bedroom townhouse, covering 1,578 square feet to offer a wealth of accommodation that is finished to exceptionally high standards. Enjoying sumptuous interior design and high-end fixtures and fittings, this modern home further boasts sociable open-plan living, a stylish kitchen, and three bathrooms. Plus, it has private parking for two cars and a south-facing garden and private terrace. This impressive residence also has a picturesque riverside setting as part of an exclusive development in popular Gorebridge.

Inside, a hall offers built-in storage and a wonderful first impression. The kitchen, living and dining room is upstairs, sharing a generous open-plan layout. Here, a rich wood-textured floor is paired with a blank canvas of décor, creating a sophisticated minimalist-inspired aesthetic. Ample floorspace is provided for lounge and dining furniture, whilst south-facing Juliet balconies ensure a light-filled ambience. The dual-aspect space also has French doors leading out to a raised terrace that catches sun throughout the day. The kitchen itself is neatly zoned, retaining its own sense of space, as well as its own Juliet balcony. It has an ultra-modern design, fitted with stylish cabinets and deluxe Silestone worktops. Fitted shelving and undercabinet lighting complete the suave aesthetic, alongside seamlessly integrated appliances (induction hob, concealed extractor, oven, microwave, fridge/freezer, and dishwasher). Furthermore, a well-appointed utility room (quietly located at ground level) supplements the kitchen.



Features

- Modern townhouse covering 1,578 sq. ft.
- Part of an exclusive development
- Situated in popular Gorebridge
- Entrance hall with understairs storage
- Open-plan kitchen/living/dining room
- Ultra-modern kitchen design
- Private terrace with a suntrap aspect
- Four bright and airy bedrooms
- Contemporary en-suite shower room
- Premium family bathroom
- High-spec family shower room
- South-facing landscaped garden
- Single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - B





“Modern townhouse covering 1,578 sq. ft. part of an exclusive development situated in popular Gorebridge”







Meanwhile, the four bedrooms are divided equally between the ground and second floors. They are comprised of two doubles and two versatile rooms, which are currently organised as an office/gym and a nursery. Bedrooms one and three also feature built-in wardrobes, with the principal bedroom further benefitting from a luxurious en-suite shower room. For added convenience, there is a premium family bathroom on the second floor (equipped with an overhead shower) and the ground floor is served by an equally high-spec shower room. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a private driveway and a single garage to the front. To the rear, there is a fully-enclosed garden that is tiered and landscaped, providing a delightful lawned area and a patio for summer dining. The garden also enjoys a south-facing aspect.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

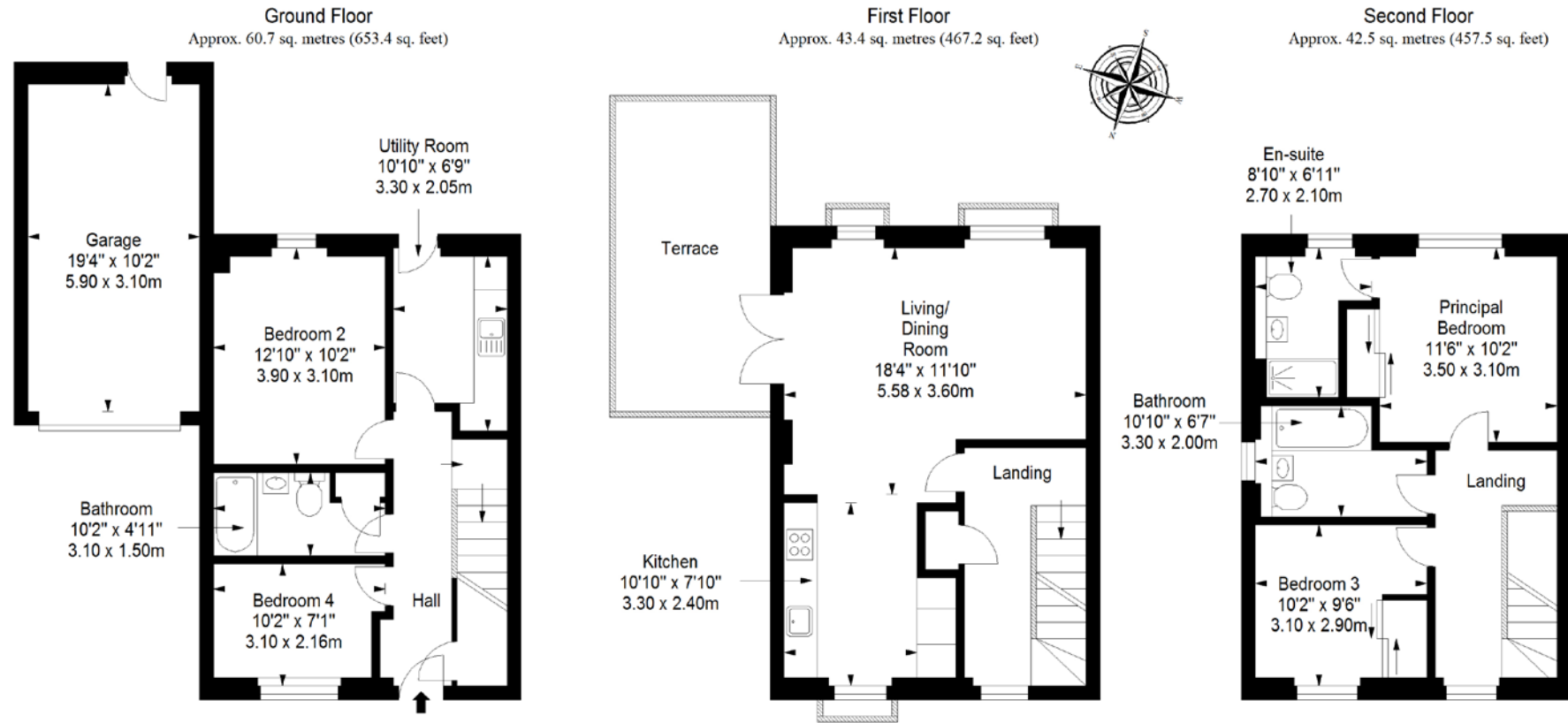
Gorebridge, Midlothian

Located approximately ten miles south of Edinburgh, the popular town of Gorebridge enjoys the best of both worlds: an idyllic setting in the Midlothian countryside within easy reach of the capital. A former mining town with a proud industrial history, the thriving community has retained an endearing village atmosphere. The historic main street is home to an excellent range of local services and amenities including shops, a Post Office, a medical centre, and a pharmacy, with more extensive shopping facilities available in nearby Dalkeith. Surrounded by breath-taking countryside, Gorebridge is perfect for exploring the great outdoors, and for sport and fitness enthusiasts, Gorebridge Leisure Centre boasts a well-equipped gym, a varied programme of classes, and a multi-purpose sports hall. Early years and primary schooling is offered at a choice of local primary schools, followed by secondary education nearby. The town is also well placed for some of the country's most prestigious independent schools. As a commuter location, Gorebridge has seen its popularity soar with the opening of the Borders Railway in 2015, which offers frequent services from Gorebridge station to Edinburgh Waverly in just 30 minutes. The town also enjoys swift and easy links to Edinburgh City Bypass and the M8/ M9 motorway network thanks to its close proximity to the A7. way network thanks to its close proximity to the A7.





Floorplan



Total area: approx. 146.6 sq. metres (1578.1 sq. feet)

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