



43 Limefield Gardens, Gorebridge, Midlothian, EH23 4RT

Light & Tastefully Presented, Two-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Light and tastefully presented, two-bedroom, mid-terrace home, with gardens and residential parking. Located adjacent to an open 'village green', in a modern development in the Gorebridge area, Midlothian.

Comprises a living room, dining/kitchen, two double bedrooms, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suites, multiple TV points, and continuous contemporary flooring. In addition, there is gas central heating, double glazing, and good storage provision including a loft.

Externally, there is a lawn and paved path to the front; whilst an enclosed rear garden has a synthetic turf lawn, a store shed, and a rear gate to the residential parking.

The development also offers additional unrestricted on-street parking, visitors' spaces, and well-maintained communal grounds.

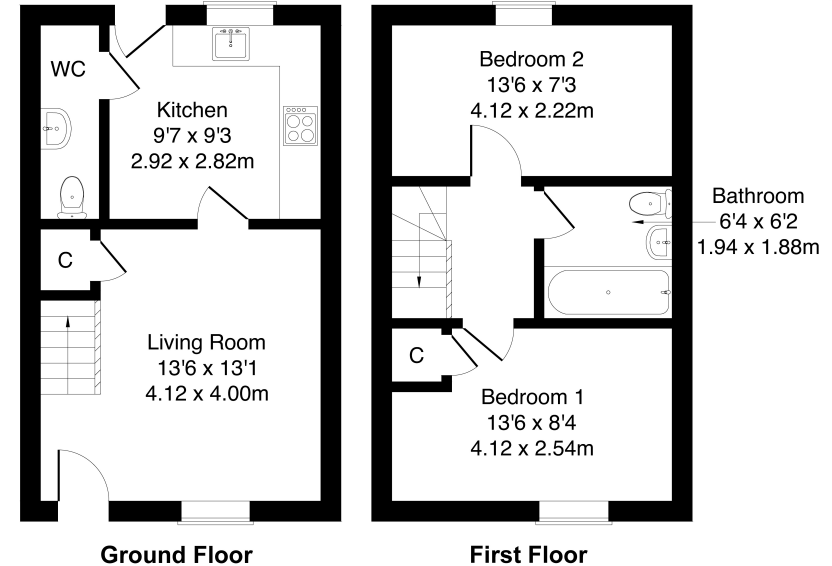
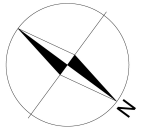
A welcoming entrance opens into a front-facing lounge, featuring a built-in store cupboard, modern wood effect flooring, and light decor, whilst providing access to the carpeted stairway leading to the upper hall. Also set off the lounge, with continuous wood effect flooring, a stylish kitchen has a door leading to the rear garden and access to a convenient WC. Modern fitted units include stone-effect worktops with matching up-stands, a sink with a drainer, and an integrated oven and gas hob with canopy and stainless steel splash-back.

On the first floor, bedroom one is set to the front and features a built-in store cupboard and carpeted flooring; while a further carpeted bedroom overlooks the rear garden. Completing the accommodation, the family bathroom is set internally, fitted with a modern three-piece suite including a rainfall shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorebridge is a long-established and expanding rural Midlothian village, some 10 miles south-east of Edinburgh. Popular with commuters, the village offers a range of local amenities along the main street, including a supermarket store, a variety of leisure and recreational facilities and five primary schools; whilst the highly-regarded Newbattle High School is the catchment secondary school. Nearby

Dalkeith offers a range of amenities expected of a large town; whilst Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. In addition, there is an excellent bus service, a station on the Borders Railway, and the A7 providing swift links to the bypass and motorway network.





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