



## 43 Limefield Gardens, Gorebridge, Midlothian, EH23 4RT

Light & Tastefully Presented, Two-Bedroom, Mid-Terrace Home with Gardens Up to date price and viewing info at mov8realestate.com/property

**ESPC** rightmove Zoopla

# **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.

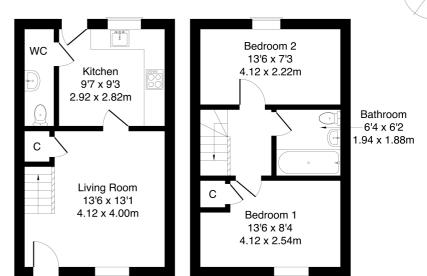
A welcoming entrance opens into a front-facing lounge, featuring a built-in store cupboard, modern wood effect flooring, and light decor, whilst providing access to the carpeted stairway leading to the upper hall. Also set off the lounge, with continuous wood effect flooring, a stylish kitchen has a 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.



## 43 Limefield Gardens, Gorebridge EH23 4RT

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.

First Floor

# Area Description

**Ground Floor** 

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.

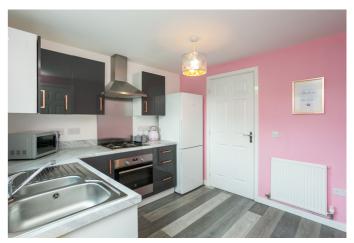


















## **Our Services**

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### **Contact Us**

0345 646 0208

sales@mov8realestate.com

www.mov8.com

#### **Head Office**

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### **Glasgow Office**

77 Renfrew Street, Glasgow, G2 3BZ



**Estate Agents and Solicitors** 









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.