



15 Colcoon Park, Gorebridge, Midlothian, EH23 4RS

Light, Beautifully Presented and Spacious, Modern Four-Bedroom, End-Terrace, Three-Storey Townhouse

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Property Description

Light, beautifully presented and spacious, modern four-bedroom, end-terrace three-storey townhouse. Set adjacent to a shared 'village green', in modern, maintained and family orientated residential development in Gorebridge, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, master bedroom with en-suite, three flexible bedrooms, a family bathroom, and a ground-floor WC.

Tastefully finished throughout, with a modern kitchen and generous bathrooms, well-proportioned rooms sized and superb skyline views. In addition, there is gas central heating, solar panels, double glazing, contemporary lighting, and good storage, including a loft.

There is low-maintenance landscaping and an allocated parking bay to the front, whilst to the rear is a patio, shed and a synthetic turf lawn.

This popular development also has unrestricted street parking and visitor spaces, together with well-maintained communal areas, including the green with a children's play area.

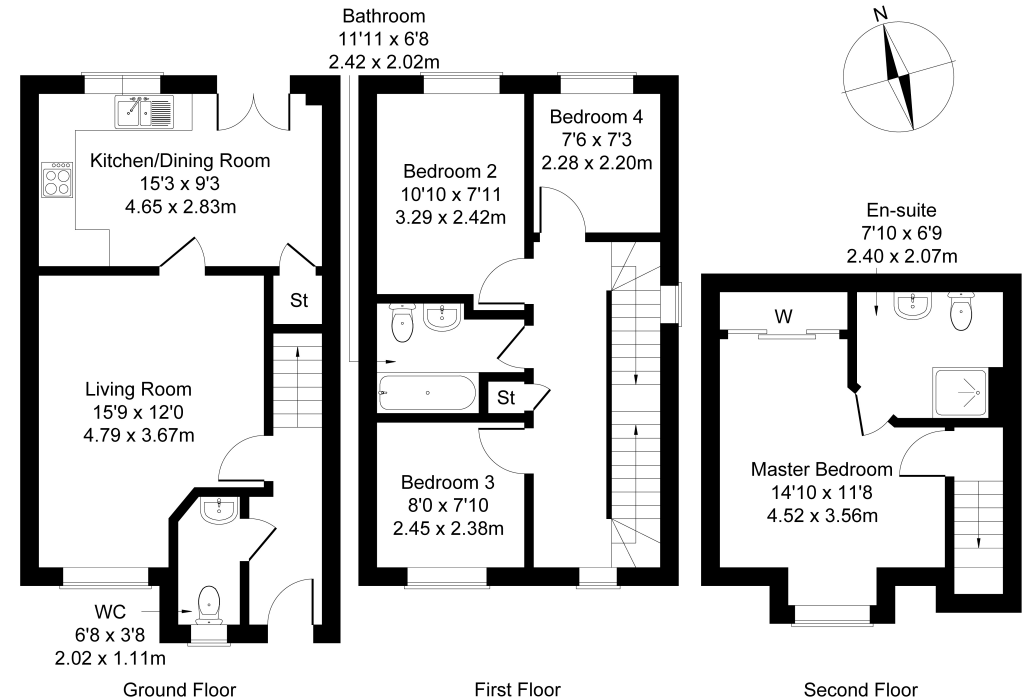
A welcoming entrance hall leads to all ground-floor rooms, setting the tone for this beautifully presented home. The spacious living room offers a bright and inviting atmosphere, enhanced by wood-effect flooring and elegant neutral décor. A large front-facing window fills the room with natural light, while the generous proportions make it ideal for both relaxing evenings and entertaining guests. There is ample space for comfortable seating and media furniture, complemented by a wall-mounted TV point that adds practicality and style. Adjacent to the living room, the contemporary fitted kitchen and dining area features matching wood-effect flooring and sleek stone-effect worktops. The modern design is completed with a tiled splashback surround, a stainless-steel sink with drainer, and French patio doors opening directly onto the rear garden, perfect for indoor-outdoor living. A built-in storage cupboard adds convenience, and integrated appliances include a fridge/freezer, dishwasher, oven, and gas hob with a canopy extractor above. A ground-floor WC provides further practicality for family life or when hosting guests.

Upstairs, the first floor hosts three well-proportioned bedrooms, each finished with soft carpeted flooring and neutral tones to create a calm and restful environment. These versatile rooms are perfect for use as children's bedrooms, guest accommodation, or a home office. The master bedroom occupies the second floor and serves as a private retreat. It benefits from a built-in wardrobe with mirrored sliding doors and a stylish en-suite shower room. The generous layout easily accommodates additional furniture, while the natural décor and carpeted flooring enhance the sense of comfort and relaxation. Completing the interior, the modern three-piece family bathroom features a sleek white suite comprising a bath with overhead shower, washbasin, and WC. Tiled flooring and splashback surrounds create a fresh, contemporary look, while recessed spotlighting adds a touch of sophistication. This property combines modern living with comfort and style, offering spacious interiors designed for everyday convenience and elegant living.



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Approximate Gross Internal Area: (1044 sq ft - 97 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 well-established and growing rural village in Midlothian, situated around 10 miles southeast of Edinburgh and popular with commuters. The village provides a good range of amenities along its main street, including a supermarket, leisure and recreational facilities, and five primary schools, with the highly regarded Newbattle High School serving as the local secondary school. The nearby town of Dalkeith offers a broader selection of services, while Straiton

Retail Park features major retailers such as Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links include regular bus services, a Borders Railway station in the village, and easy access to the A7, connecting quickly to the city bypass and motorway network.





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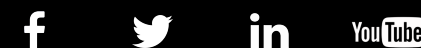
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