



1 Deanbank Place, Gorebridge, Midlothian, EH23 4HF

Beautifully Presented Four-Bedroom, Semi-Detached Home with Garden & Driveway

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Property Description

Beautifully presented and spacious, flexible four-bedroom, semi-detached family home with a garden and a driveway. Set on a southerly facing corner plot, forming part of a small modern cul-de-sac, near the centre of Gorebridge, Midlothian.

Comprises a vestibule, hallway, living room, dining/kitchen, family room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished, highlights include a quality fitted kitchen with appliances and modern bathroom suites. In addition, there are multiple TV and phone points, and contemporary lighting, gas central heating and double glazing.

Superb storage includes a built-in storage space for each bedroom and a loft space, and quality wood flooring for the ground floor. Externally, there is a lawn and mono-blocked multi-vehicle driveway to the front, whilst an enclosed garden includes patios, lawn and a store shed.

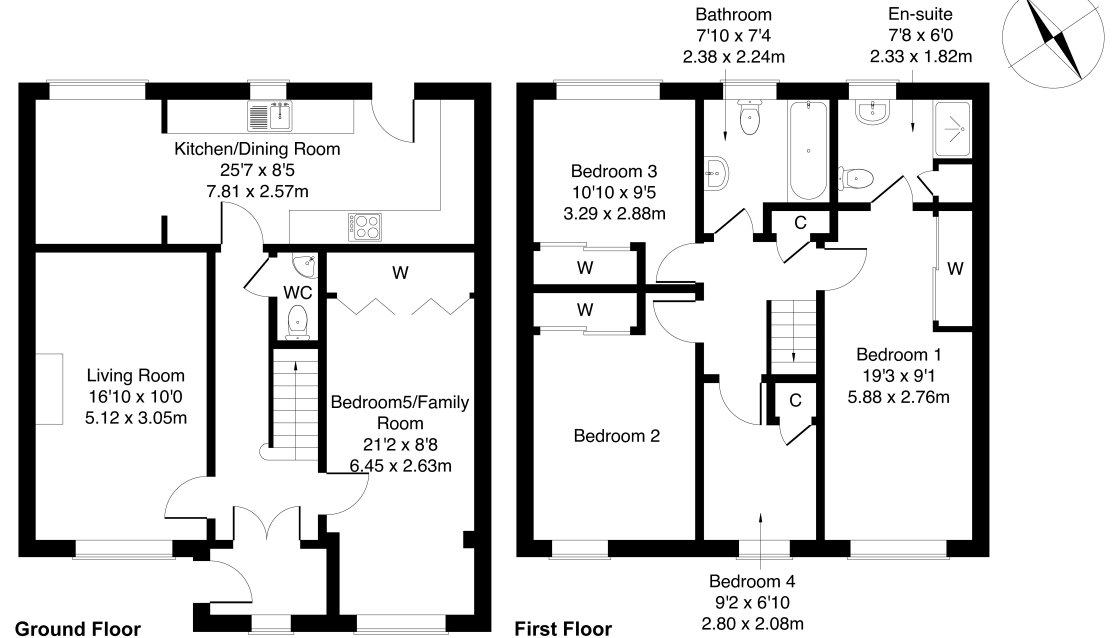
A welcoming entrance opens to a bright living room set to the side, featuring carpeted flooring, light décor throughout, and a fireplace that creates a warm space ideal for entertaining. Off the hallway leading to the kitchen, there is a convenient WC. The kitchen itself offers tiled flooring, granite-effect countertops, a tiled splashback, a sink with drainer, and a range of integrated appliances including an oven with five-ring gas hob and canopy above, microwave, washing machine, and fridge-freezer.

To the front of the property, a family room further enhances the space for entertaining, complete with wood-effect flooring and a built-in cupboard. Upstairs, bedrooms two and three both benefit from double built-in storage and carpeted flooring, while bedroom four also offers carpeted flooring and a built-in cupboard. The main bedroom features double built-in cupboards and a three-piece en suite with a shower cubicle. Completing the home is a family bathroom, fitted with a three-piece suite including a bath.



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Approximate Gross Internal Area: (1389 sq ft - 129 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. 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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