



22 Louis Braille Way, Gorebridge, Midlothian, EH23 4LD

Immaculately Presented, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, this outstanding four-bedroom detached family home offers stylish, flexible living with well-maintained gardens, a double driveway, and an integrated garage. Set within a leafy and highly desirable residential development, the property enjoys an elevated outlook over the town of Gorebridge, Midlothian. Comprises an entrance hall, a living room, a kitchen/dining/family space, a utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC. Featuring a bespoke extension with bi-fold patio doors and a skylight window, offering a superb open-plan living space. Further highlights include a quality fitted kitchen, stylish bathrooms, underfloor heating, and contemporary lighting. In addition, there is gas central heating, solar panels, double glazing, and superb storage, including a semi-converted garage. Externally, the property boasts a professionally landscaped rear garden including a porcelain-tiled patio, a synthetic turf lawn and raised shrubberies. This exclusive residential development also provides maintained communal grounds, including a 'village green' with a playpark, and visitors' parking bays.

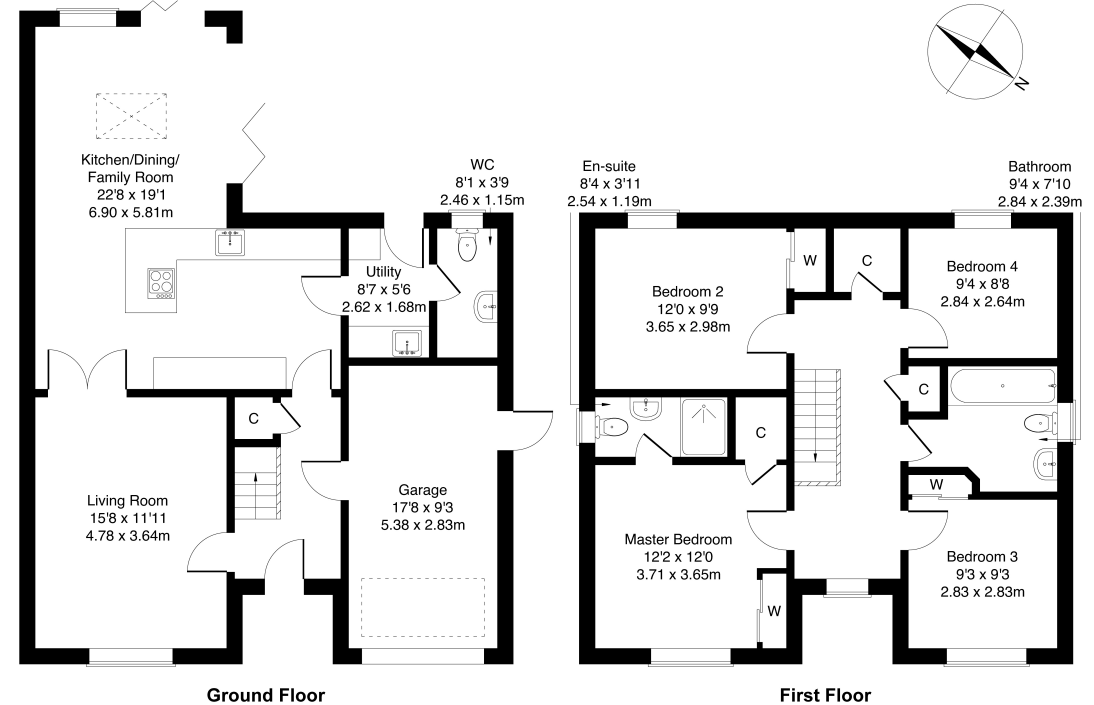
A welcoming entrance hall provides access throughout the ground floor, including a useful under-stair storage cupboard and the garage. To the front, the spacious living room is tastefully decorated and features carpeting and double doors leading through to a bespoke open-plan kitchen, dining, and family room extension to the rear. This impressive space, also accessed from the hall, features tiled flooring flowing seamlessly from the entrance. The dining and family area benefits from a wall-mounted TV point, a charming skylight window, and a bright corner aspect with patio doors opening onto the impressive rear garden—ideal for both everyday living and entertaining. The large, stylish kitchen is fitted with modern units, solid laminate worktops with matching splashbacks, a sink with drainer, and a range of integrated appliances, including an oven, electric hob, ceiling-integrated extractor fan, and dishwasher. An American-style fridge/freezer is available by separate negotiation. A separate utility room provides excellent additional storage, includes a freestanding washing machine, and offers direct access to the rear garden along with a convenient WC.

On the upper floor, a light and airy landing with a charming window seat provides access to all rooms, including two storage cupboards. The principal bedroom is positioned to the front offering a generous retreat, complete with a mirrored built-in wardrobe, an additional built-in cupboard, and a stylish en-suite shower room. Three further well-proportioned, carpeted bedrooms are set to each aspect, all tastefully finished, with bedrooms two and three also benefiting from a mirrored built-in wardrobe. Completing the accommodation is a family-sized bathroom fitted with a contemporary three-piece suite, including a shower over the bath, tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (1593 sq ft - 148 sq m.)



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



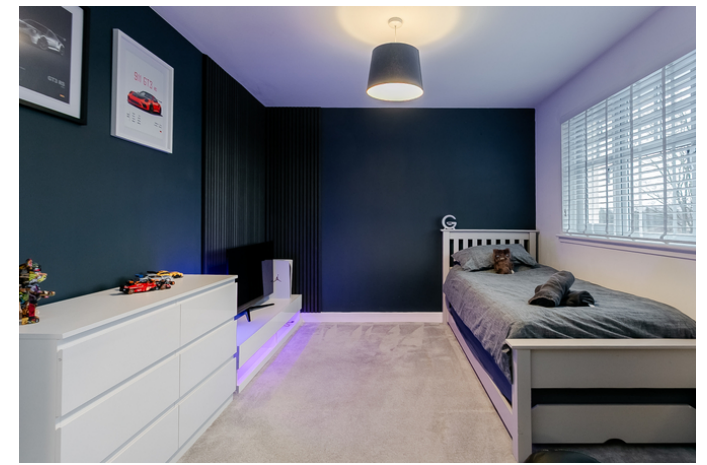


Area Description

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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