



7 Hunterfield Park, Gorebridge, Midlothian, EH23 4AY

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Light and tastefully presented, three-bedroom, mid-terrace with gardens and driveway. Located on a residential side street in the heart of Gorebridge, Midlothian.

Comprises a vestibule, hallway, living room, dining/kitchen, utility room, three flexible bedrooms, a family bathroom, and a ground-floor WC.

Highlights include a fitted kitchen and modern bathroom suite, a media and feature wall for the living room, and multiple TV points. In addition, there is continuous contemporary flooring, gas central heating, double glazing, and superb storage provision including a walk-in store and a floored loft space.

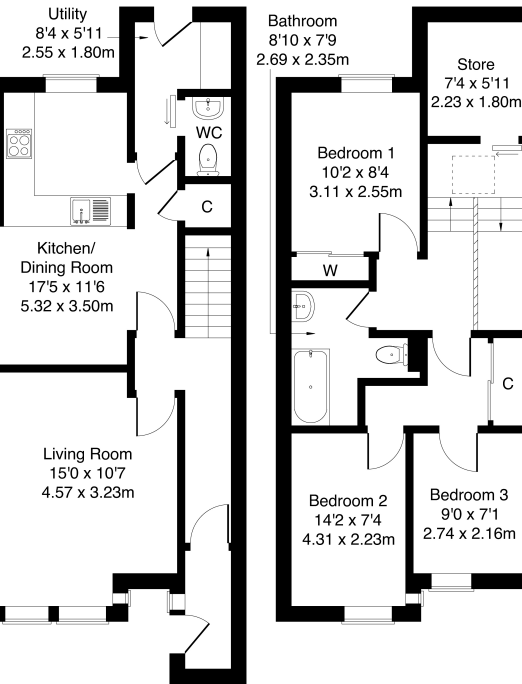
Externally, the property benefits from low-maintenance landscaping to the front; whilst the rear garden has a synthetic turf lawn, store shed, and a gate to the private driveway.

A generous vestibule provides ample space for outwear and opens to the hall giving access to both public rooms and the stairway. The bright lounge is set to the front, with a media and feature wall incorporating a stylish electric fireplace. Set to the rear, is the semi-partitioned kitchen and dining room with a wall-mount TV point and modern flooring. Fitted units include stone-effect worktops, a tiled surround, a sink with a drainer, and an integrated oven and gas hob. Set off the kitchen, a utility room has a door to the rear garden and provides access to a convenient WC with a two-piece suite.

On the first floor, there is a deep storage cupboard set off the stair landing, whilst the upper hall has a skylight window and a walk-in store/wardrobe. Bedroom one is set to the rear with a built-in wardrobe, with two further flexible, carpeted bedrooms set to the front. Completing the accommodation, the family bathroom is set internally off the upper hall, fitted with a modern suite including a mains shower over a P-shaped bath and spot-lighting.

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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 all the 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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