



# Property Description

Immaculately presented, three-bedroom, semi-detached family home with gardens, a double driveway, and an integrated garage. Located adjacent to an open village green, the property is situated in a modern, family orientated development in the Gorebridge area in Midlothian.

Comprises: an entrance hall, living room, kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Light and tastefully finished, highlights include first-floor views to the Pentland Hills, and contemporary flooring and lighting throughout. In ready-to-move-in condition, there is also gas central heating, double glazing, and a modern kitchen and bathroom suites. A selection of furnishings and appliances are also available by negotiation.

There is a double driveway to the front, while the professionally landscaped rear garden includes a wood-decked patio, paved patio and a lawn. This expanding residential development provides well maintained communal grounds and additional visitors parking bays.

The bright entrance hall offers space for outerwear and grants access to a convenient ground floor WC with a front-facing window and a two-piece suite. Stylish wood-effect flooring continues through from the hall to the spacious living room, where there is an under-stairs cupboard, a central light fitting, and ample room for lounge and dining furniture.

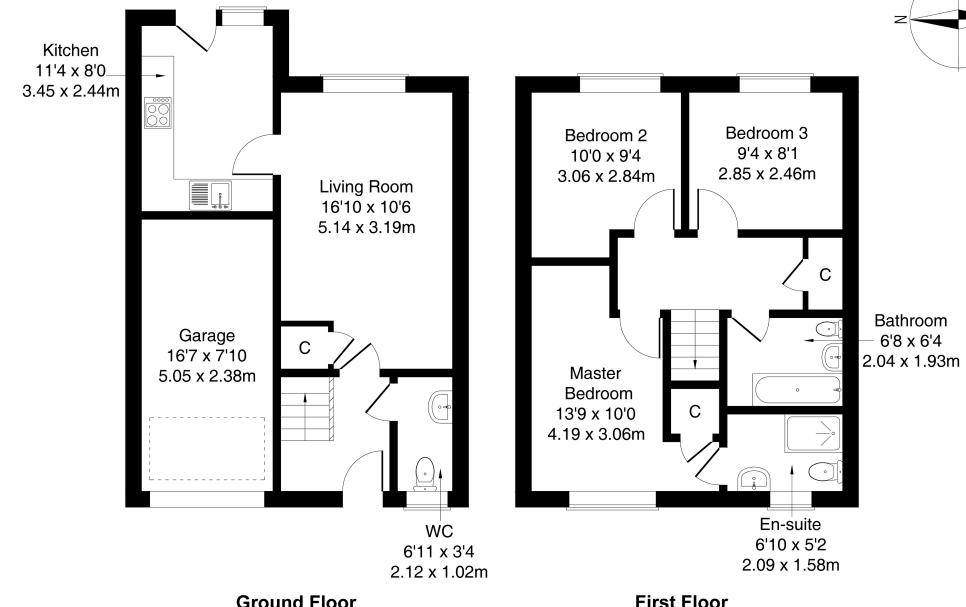
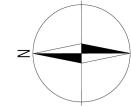
From the lounge, the similarly rear-set kitchen has a door out to the garden and includes space for a breakfast bar. The kitchen itself is fitted with modern units, stone-effect worktops with a matching upstand, a sink with drainer, and an integrated oven and gas hob with a canopy above.

On the first floor, the master bedroom is set to the front with skyline views towards the Pentland Hills and Edinburgh skyline and includes carpeted flooring and a generous en-suite shower room. Two further flexible bedrooms overlook the rear gardens, both with carpeted flooring and central pendant light fittings. A family bathroom is set internally and is fitted with a three-piece suite including a shower unit over the bath and tiled splash walls.



**4 Limefield Gardens, Gorebridge, EH23 4RT**

Approximate Gross Internal Area: (958 sq ft - 89 sq m.)

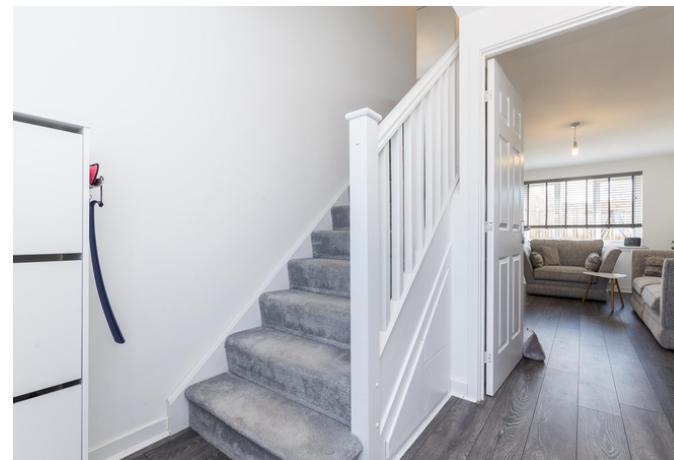


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Gorebridge is a 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 to an excellent bus service, a station on the Borders Railway, and the A7 provide swift links to the bypass and motorway network.





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