



# Property Description

Exceptionally spacious and beautifully-presented, three-bedroom, main door ground floor villa, with a private garden and views across local countryside. Forming part of a modern development, the property is located in the small village of Gowkhill, near Gorebridge, Midlothian.

Comprises: an entrance hall, living room, kitchen, three double bedrooms, an en-suite shower room and bathroom.

Features include a modern kitchen with appliances, contemporary flooring and lighting, and excellent storage provision including bedroom wardrobes. In addition, there is gas central heating, uPVC double glazing, multiple TV points, a rear garden laid to lawn and with a timber shed, and ample residential parking to the front.

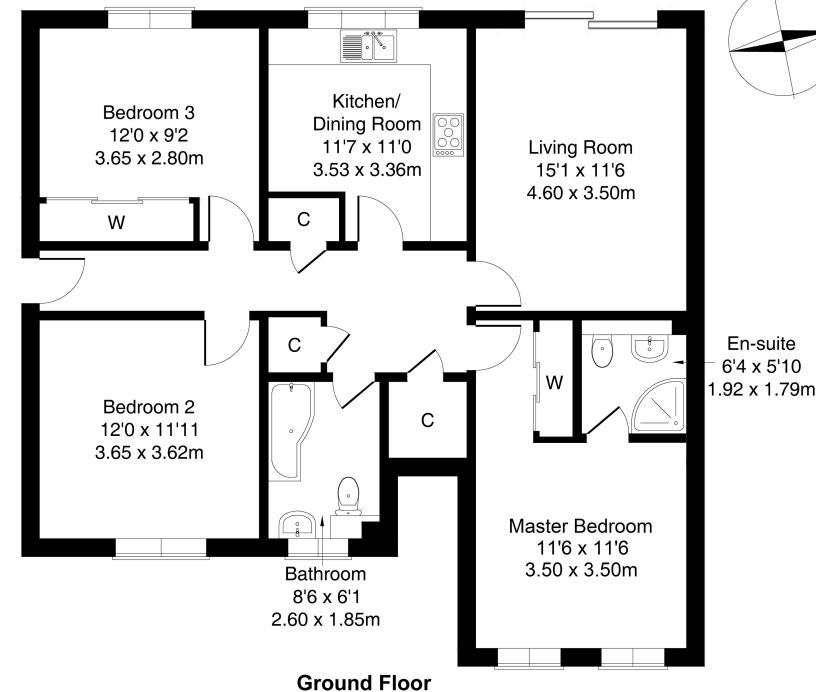
The entrance hall affords access throughout and features space for outerwear and convenient storage provision with three separate store cupboards. With patio doors that open to the private rear garden, the living room benefits from excellent views over the countryside and plenty of natural light. In addition, there is bright neutral decor with carpeted flooring, slimline radiators, and wall-mount lighting.

The contemporary kitchen offers the same picturesque country views from a wide set window, and fitted units with solid wood worktops, tiled backsplash, and an inset sink. Appliances include an integrated oven and gas hob with extractor hood above and a freestanding fridge/freezer, dishwasher, and washer/dryer.

The generously sized master bedroom is set to the front and benefits from a built-in wardrobe and an en-suite bathroom with a fitted two-piece suite and separate shower enclosure. Overlooking the rear garden and open country views, bedroom three has carpeted flooring, a ceiling-mount light fitting, whilst also offering a built-in wardrobe and space for further storage furniture. Across the hall, bedroom two offers a flexible space that could be used as a guest room or study with wood-effect flooring and a front aspect window.

Completing the accommodation and set to the front, the main bathroom has a fitted three-piece suite with a shower unit over the bath, tiled splash walls, and a chrome ladder radiator.

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**35 Stobhill Road, Gowkhill, Gorebridge EH23 4PH**  
Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



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

# Area Description

Gowkhill is a small village, set on an elevated position between Newtongrange and Gorebridge. Nearby Gorebridge is some 10 miles south-east of Edinburgh and popular with commuters. The village itself offers a range of local amenities along the main street, including a supermarket store, a variety of leisure and recreational facilities. Locals have the option of five primary schools, and the highly regarded Newbattle High School is the

catchment secondary school. Newtongrange is also a characterful former mining village with a swimming pool and leisure centre, community centre, library, and local parklands. In addition to an excellent bus service, there are rail stations in both Newtongrange and Gorebridge, and the A7 provides swift links to the bypass and motorway network.





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