



## 6 Limefield Gardens, Gorebridge, Midlothian, EH23 4RT

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

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# Property Description

Immaculately presented and spacious four-bedroom, detached family home with gardens, a driveway, and an integrated garage. Located adjacent to an open 'village green', in a modern, family-orientated development in the Gorebridge area, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, utility room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Light and tastefully finished, highlights include a stylish fully integrated kitchen, modern bathroom suites, and contemporary flooring and lighting. Further features include LVT flooring, modern wall panelling, gas central heating, double glazing, and first-floor views towards the Pentland Hills.

Externally, the property benefits from a professionally landscaped rear garden including a composite-deck raised patio, synthetic turf lawns and high-end paved patios. This popular residential development also provides maintained communal grounds, including a green playpark, and additional visitor parking.

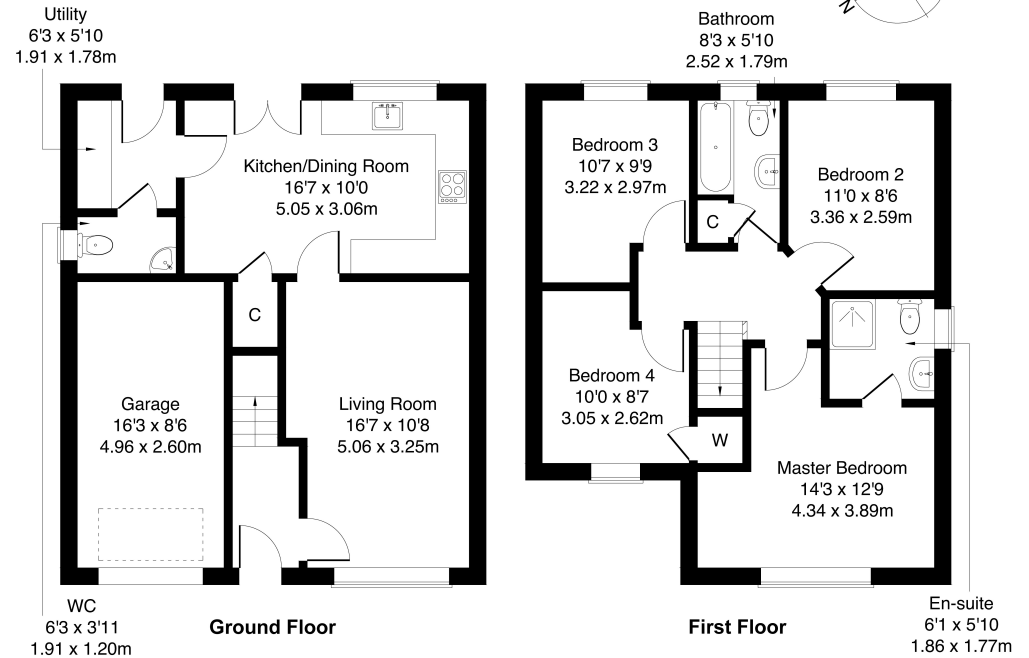
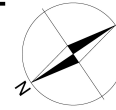
A welcoming entrance hall affords access to the carpeted stairway and a tastefully finished, front-facing living room, with quality LVT flooring continuing from the hall, feature wall panelling, plain coving and a wall-mount TV point. Set across the rear of the floorplan, the dining kitchen has a built-in cupboard, patio doors leading to the garden and access to the utility room, with fitted units and space for a freestanding appliance, and a ground-floor WC. Stylish fitted units include stone-effect worktops with a tiled surround, a sink with a drainer; and an integrated fridge/freezer, dishwasher, oven and gas hob with a canopy above.

On the first floor, the master bedroom is set to the front, with a view towards the Pentland Hills and Edinburgh skyline, and includes carpeted flooring, a feature panelled wall and a generous en-suite shower room. Three further well-proportioned bedrooms are set to each opposite aspect, with carpeted flooring and pendant light fittings. Completing the accommodation, the family bathroom has a rear-facing window and a built-in cupboard, whilst a fitted three-piece suite includes a shower unit over the bath and tiled splash walls.



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Approximate Gross Internal Area: (1184 sq ft - 110 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, 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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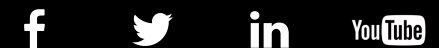
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Estate Agents and Solicitors



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