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Solicitors, Notaries Public
and
Estate Agents

8 THE AVENUE
GOREBRIDGE, MIDLOTHIAN, EH23 4AG

Beautifully presented with an east and west-facing orientation, high-quality finishes, and an enclosed garden, this three-bedroom double-upper villa in Gorebridge epitomises comfortable modern living.

From its attractive brick exterior, the home is accessed via a ground-floor entrance, where a carpeted staircase in a soft neutral palette ascends past a charming arched window to the front door. Inside, the inviting hallway, finished with wood-inspired flooring, leads to an elegant east-facing sitting/dining room. Here, a wood-burning stove set under an oak mantle, handsome wood-effect flooring, and a calming colour scheme create a warm and relaxed ambience, perfect for day-to-day life and entertaining. There is also an original shelved cupboard. Adjoining the living space, through a partially glazed door, lies a stylish contemporary kitchen. It features a sophisticated blend of white and sage cabinetry with black hardware, white worktops, and a metro-tiled splashback. Integrated appliances include a gas hob, oven, extractor hood, and dishwasher, while the layout allows for informal dining for two. The east-facing principal double bedroom, along with the two additional bedrooms, boasts a stunning interior design, offering tranquil and restful retreats. These bedrooms share access to a luxurious spa-like shower room, complete with a rainfall shower, a washbasin, a WC, and a chrome towel radiator. Adding to the appeal, an impressive and versatile family room offers breathtaking west-facing views of the Pentlands and is bathed in natural light. This space provides access to a design-led bathroom featuring a deep bath, washbasin, WC, and convenient eaves storage. Externally, the enclosed garden is thoughtfully designed, combining a lawn, paving, decorative stones, and a raised sleeper bed, ideal for relaxation and enjoyment. There is on-street parking.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom double upper villa
- Light and airy east-facing sitting/dining room
- Stylish contemporary kitchen
- Impressive west-facing family room with Pentland views
- Three beautifully decorated bedrooms
- Luxurious shower room and bathroom
- Enclosed rear garden
- On-street parking
- Combi boiler/Hive controller
- Double glazing

Area

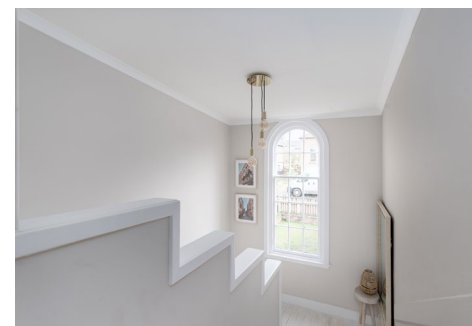
Gorebridge is a popular Midlothian town approximately 11 miles to the south-east of Edinburgh city centre. Residents enjoy access to local schooling, along with a variety of shops, leisure and recreational facilities including a bowling club and leisure centre with gym, and several restaurants and bars. There is also a library, medical practice, and pharmacy. Nearby Vogrie Country Park features 105 hectares of woods, a nine-hole golf course, café, and adventure playground. Gore Glen Woodland is perfect for a stroll or bike ride. The Edinburgh City Bypass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, and north over the Forth Road Bridge. Heading eastward, the Bypass connects to the A1 and the heart of East Lothian and beyond. In addition, the Borders rail link is also nearby and offers services in and out of Edinburgh as well as to various destinations in the Borders.

EPC Rating ?

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



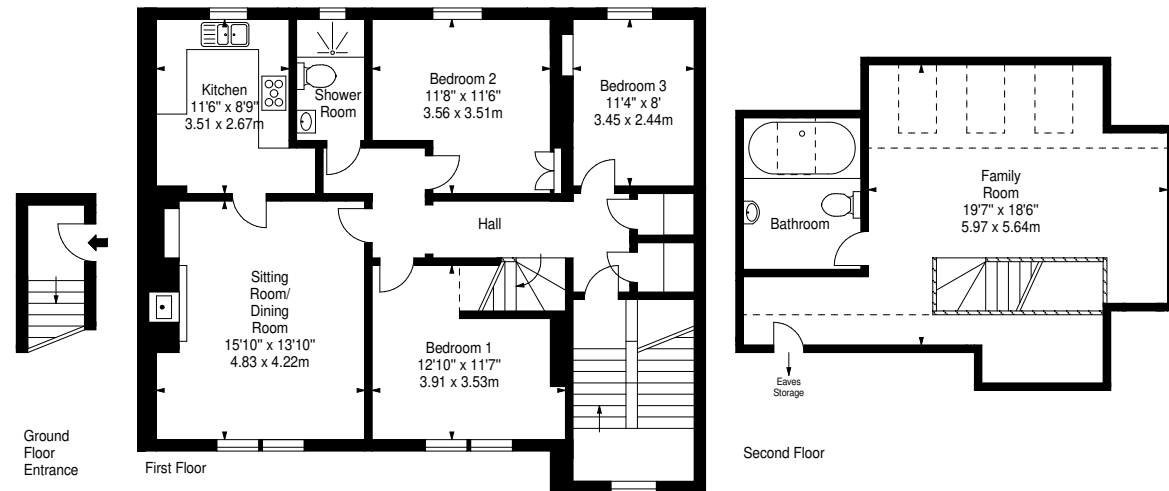




**The Avenue,
Gorebridge,
Midlothian, EH23 4AG**



Approx. Gross Internal Area
1517 Sq Ft - 140.93 Sq M
For identification only. Not to scale.
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