



11 Whitehouse Crescent, Gorebridge,
Midlothian, EH23 4FT



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A wonderful four-bedroom detached house with single integral garage enjoying a peaceful setting within a modern development located on the edge of the village of Gorebridge.



DESCRIPTION:

Presented in immaculate decorative order throughout, allowing walk in condition, the house offers well-proportioned accommodation totalling an impressive 1,215 square feet over two floors. With stylish decor, and an open plan kitchen diner the house is perfect for modern family living. Built in 2016 and ideally located with quick and easy access into Edinburgh city centre, this delightful home is sure to prove popular. Early viewing is highly recommended to fully appreciate the accommodation on offer.

The well-presented internal accommodation comprises; welcoming entrance hallway with staircase to the upper floor. Positioned to the front is the bright and spacious sitting room enjoying a window overlooking the front garden and an internal door to the rear giving access to the open plan kitchen diner. The kitchen is fitted with a range of stylish wall and base units with contrasting worktops incorporating a gas hob and a stainless-steel sink positioned underneath a rear facing window. Integrated appliances include an electric oven and a dishwasher with space for a fridge freezer. The dining area enjoys French doors leading out to the rear garden and has ample space for a dining table and chairs, perfect for entertaining. There is an especially useful under stair storage cupboard. Adjacent to the kitchen is the utility room which has an external door out to the garden and a guest cloakroom with WC and wash hand basin. On the upper floor there is a hallway landing giving access to all accommodation. With a window to the front of the house, the master bedroom is a light and spacious room featuring a double fitted wardrobe and an en-suite shower room incorporating a WC, wash hand basin and a separate shower unit. There are a further three double bedrooms, another positioned to the front which features a generous built in storage cupboard whilst the other two bedrooms are positioned to the rear enjoying views over the rear garden and woodlands beyond. Completing the accommodation is the family bathroom which incorporates a WC, wash hand basin and a panelled bath with mixer style shower over. The bathroom also features a built-in storage cupboard and an opaque window to the rear.

OUTSIDE:

Externally; there are private garden grounds to the front and rear of the property. The open style front garden is mainly laid with decorative chips with a paved path and driveway leading to a single integral garage. The generous sized private and enclosed rear garden is mainly laid to lawn with a raised bedding area to the rear planted with plants and shrubbery. Two paved patio areas make the perfect spaces for alfresco entertaining in the summer months or to simply enjoy an aperitif within the relaxing setting. There is a useful timber garden shed, an outdoor tap and power point.

LOCATION:

Whitehouse Crescent is located within an attractive modern development of similar style properties on the edge of the former mining village of Gorebridge, situated in the county of Midlothian. The area is surrounded by open countryside yet just a mere 10 miles from the beautiful city of Edinburgh. Gorebridge itself provides an array of excellent local amenities serving every day needs including a pharmacy, Co-op, butchers, post office and a bank. The property is perfectly situated for easy access to Edinburgh via the A7 to the City Bypass, which also gives access to all major motorway networks. Gorebridge is on the Borders Railway line giving access to Edinburgh City Centre in 25 mins. Frequent bus services provide access to Edinburgh and surrounding districts while the local train provides prompt access into Edinburgh in just 25 mins and picturesque journeys to the beautiful Scottish Borders within 30 mins. Dalkeith Country Park and Vogrie Park are both within easy reach of the property as are numerous other outdoor activities such as country walks and golf courses.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted carpets and floor coverings, blinds and light fittings throughout the property will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this house has been assessed as band category E. Amount payable for the financial year 2020/2021 - £2,195.19.

The local authority is Midlothian Council, Buccleuch House, 1 White Hart Street, Dalkeith, EH22 1AE Tel: 0131 271 3201.

EPC RATING:

The Energy Efficiency Rating for this property is C (79) with potential B (89).

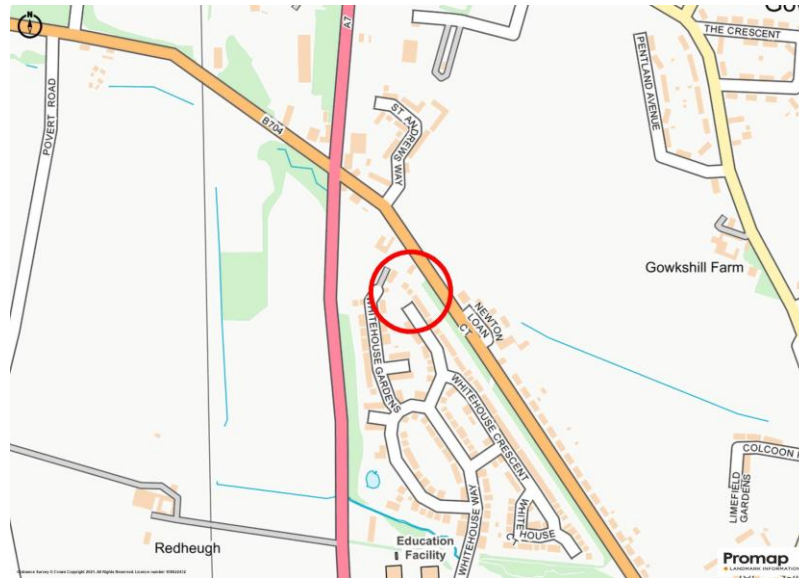
VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer.

Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

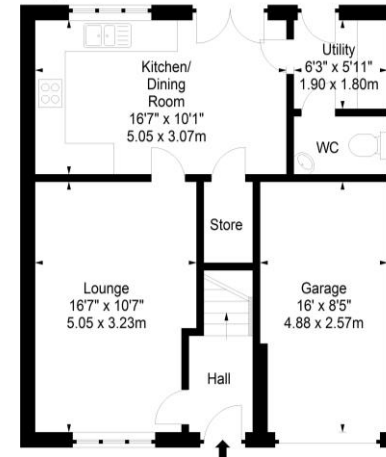
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer."

Particulars prepared February 2021.

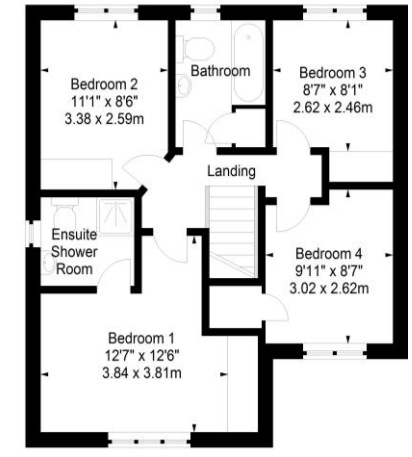
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Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2021



Ground Floor



First Floor



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk