

**21 Parkhill, Gorebridge, EH23 4BP**Offers Over £120,000







This well-presented first-floor flat, set within a twostorey block at 21 Parkhill, Gorebridge, offers bright and modern accommodation with a practical layout, featuring a separate kitchen and a spacious sitting/dining room overlooking Gore Glen Park.











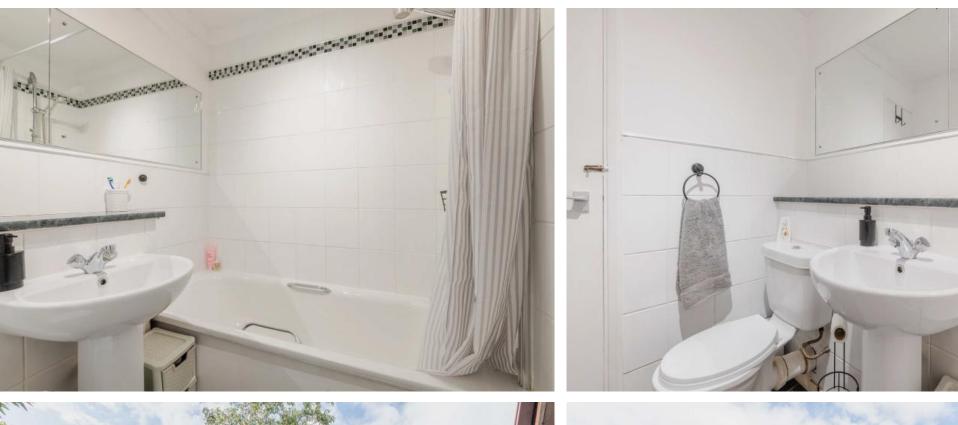




The property includes a double bedroom with plenty of room for storage and a well-kept three-piece bathroom featuring a contemporary suite and shower.

The property also benefits from a private front garden, an allocated parking space, gas central heating and double glazing.











Gorebridge is a small but well-connected town in Midlothian, around 12 miles from Edinburgh, offering a mix of village charm and commuter convenience. Surrounded by green spaces such as Gore Glen Woodland Park and Vogrie Country Park, it provides plenty of opportunities for outdoor walks and leisure, while the town itself has a friendly community atmosphere with local shops, cafés, and facilities including the popular Beacon community hub. Residents benefit from good transport links, with the Borders Railway giving a direct 25-minute journey to Edinburgh Waverley and easy road access via the A7 and city bypass. With a strong sense of community, annual events, and everyday amenities close by, Gorebridge is an attractive location for those seeking a balance of rural setting and city accessibility.

## Get in touch



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## Video Tour



## Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## 21 Parkhill Gorebridge EH23 4BF

Approx. Gross Internal Area 505 So Ft (47 So M)

For Identification purpose only. Not to scale



