



10 Lady Emily Way, Gorebridge, EH23 4GA

Offers Over £230,000 Freehold

We are delighted to bring this most appealing 3 bedroom modern semi-detached villa with conservatory extension to the market.

Description

We are delighted to bring this most appealing 3 bedroom modern semi-detached villa with conservatory extension to the market. The family home is in excellent condition and set within attractive gardens, enclosed to rear. Quietly positioned within this sought after development within easy reach of the local amenities and access to the City by-pass and Edinburgh. Entrance Hall, Cloakroom/WC, Generous Lounge with fireplace, Fitted modern Kitchen/Diningroom with appliances, Large Conservatory, 3 spacious Bedrooms, Stylish re-fitted Shower Room. Gas Central Heating. Double Glazing. Partially floored attic with Ramsay ladder. Large paved front garden/driveway. Enclosed rear garden.

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

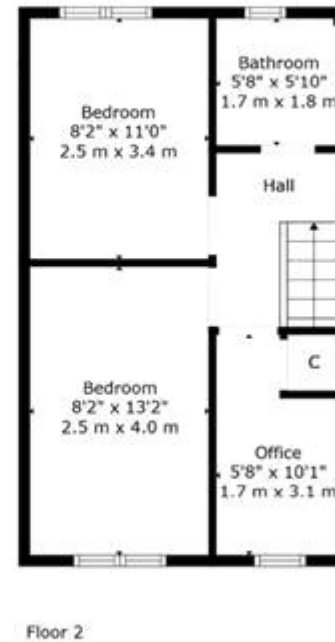
Water supply: Mains

Sewerage: Mains

Tenure

Freehold





GatewayHomes

TOTAL: 909 sq. ft, 84 m2
 FLOOR 1: 560 sq. ft, 52 m2, FLOOR 2: 349 sq. ft, 32 m2
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B		87	(81-91) B
(69-80) C	72		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
Scotland			Scotland
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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