



Property Description

Immaculately presented, three-bedroom, semi-detached home, with gardens and an allocated parking space. Set in a modern, family-orientated development in the Gorebridge area, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fully integrated kitchen, modern bathroom suites, contemporary lighting, and quality tiled flooring running continuously throughout the ground floor. In move-in condition and tastefully finished throughout, there is also gas central heating, double glazing, and multiple TV and media points.

Externally, there is low-maintenance landscaping and parking space to the front, whilst an enclosed rear garden features a synthetic lawn, a patio deck and a shed.

This expanding residential development provides maintained, communal grounds, a children's play area, and visitor parking spaces.

The reception hall gives access throughout the ground floor, whilst providing ample space for outwear. Set to the rear, a good-sized public room can accommodate both lounge and dining furniture, and features a deep, built-in storage cupboard, two light fittings and French patio doors to the garden. Front facing, a bright, modern kitchen includes wood-effect worktops, with matching upstand, a sink with a drainer, an integrated washing machine, a fridge/freezer, a dishwasher, a double oven and a gas hob. A generous WC is set off the hall, with a side aspect window and a two-piece suite.

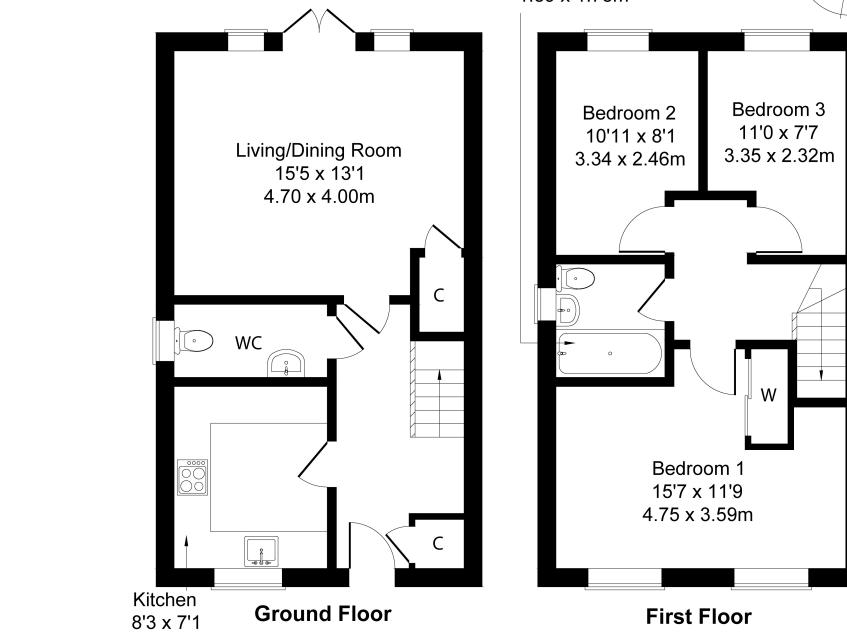
On the first floor, bedroom one is set to the front, with carpeted flooring and a fitted mirrored wardrobe. Two further, flexible bedrooms overlook the rear garden and include carpeted flooring and pendant light fittings. The stylish, family bathroom has a side aspect window and is fitted with a three-piece suite, including a mains shower over the bath, with tiled flooring and splash walls.

28 Cadwell Crescent, Gorebridge, EH23 4NG



Approximate Gross Internal Area: (861 sq ft - 80 sq m.)

Bathroom
6'2 x 5'10
1.89 x 1.78m



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 southeast 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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0345 646 0208
sales@mov8realestate.com
www.mov8.com
Head Office
6 Redheughs Rigg, Edinburgh, EH12 9DQ
Glasgow Office
77 Renfrew Street, Glasgow, G2 3BZ



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