



Property Description

Beautifully presented, two-bedroom, modern, semi-detached house, with gardens and an allocated parking space. Set in a family-oriented development in Gorebridge, Midlothian, this attractive home offers modern living, ideal for first-time buyers, young families, and those looking to downsize.

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

Ready-to-move-in, with a fully integrated kitchen, modern bathrooms, and light, tasteful decor. Additionally, the property features HIVE gas central heating, double glazing, contemporary flooring, and ample storage.

Externally, the property boasts raised planting beds to the front, and a rear garden featuring a lawn, patios, and a store shed. This popular, well-maintained development also has unrestricted street parking and visitors' spaces, together with well-kept communal areas and open green spaces.

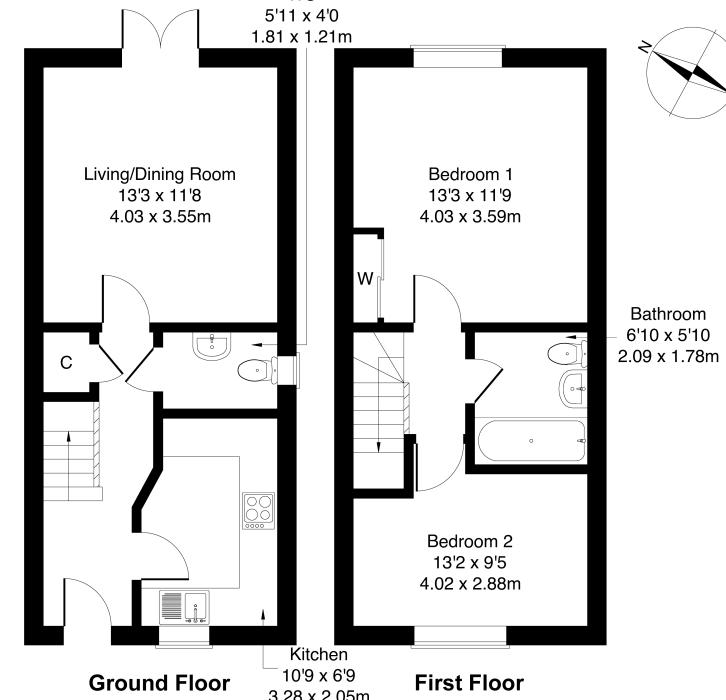
The welcoming entrance hall provides access throughout the ground floor and includes a convenient WC and useful under-stair storage. To the rear of the property, the stylish living room is finished in light neutral decor with wood-effect flooring and features two pendant light fittings along with patio doors opening directly onto the garden, creating a bright and inviting living space. To the front, the contemporary kitchen is fitted with modern units, wood-effect worktops with matching upstands, tiled splashbacks and a sink with a drainer and a pull-out spray tap. Integrated appliances include an oven, gas hob with extractor hood, fridge/freezer, dishwasher and washing machine.

Upstairs, the generous principal bedroom overlooks the rear garden and benefits from neutral decor, carpeted flooring and a built-in wardrobe with two mirrored doors. A second well-proportioned double bedroom is positioned to the front, also finished with carpeted flooring. Completing the accommodation is a family-sized bathroom fitted with a three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



23 Cadwell Crescent, Gorebridge, EH23 4NF

Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



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 well-established and growing rural village in Midlothian, situated around 10 miles southeast of Edinburgh and popular with commuters. The village offers a diverse range of amenities along its main street, including a supermarket, leisure and recreational facilities, and five primary schools, with the highly regarded Newbattle High School serving as the local secondary school. The nearby town of Dalkeith

offers a broader selection of services, while Straiton Retail Park features major retailers such as Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links include regular bus services, a Borders Railway station in the village, and easy access to the A7, connecting quickly to the city bypass and motorway network.





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