



108 Cadwell Crescent, Gorebridge, Midlothian, EH23 4NG

Tastefully Presented, Two-Bedroom, Mid-Terrace House, with Gardens & Allocated Parking Space

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Property Description

Tastefully presented, two-bedroom, mid-terrace house, with gardens and an allocated parking space. Forming part of a modern, maintained and family-oriented residential development in Gorebridge, Midlothian.

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

Featuring contemporary decor, a fully integrated kitchen, modern bathrooms, and a bespoke feature wall for the lounge. In addition, there is gas central heating, double glazing, and excellent storage, including a floored loft with shelving.

Externally, there is low-maintenance landscaping in the front, whilst the professionally landscaped rear garden features a synthetic turf lawn and a paved patio.

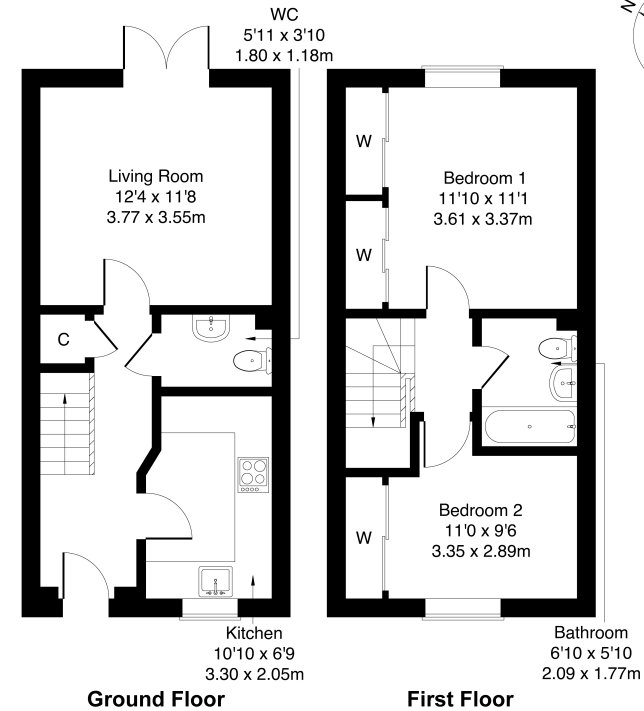
The residential car park is adjacent, with additional visitor spaces and a shared green.

The welcoming entrance hall offers direct access to the staircase and to all ground-floor rooms, creating a practical and well-planned layout from the moment you step inside. Positioned to the rear of the property, the living room is a bright and comfortable space designed for both relaxing and entertaining. It features soft carpeted flooring and a central light fitting, along with a bespoke feature wall complete with a wall-mounted TV point, creating a natural focal point for the room. There is ample space for a generous sofa suite and additional furnishings, while the French doors allow natural light to pour in and provide seamless access to the rear garden, perfect for summer gatherings or quiet evenings at home. The modern fitted kitchen is both sleek and functional, boasting tiled effect flooring, wood effect worktops and a central light fitting. A stainless steel sink with drainer sits beneath generous worktop space, and integrated appliances include a fridge freezer, washing machine, dishwasher, oven and a gas hob with canopy extractor above. The layout offers plenty of storage and preparation space, making it ideal for everyday living. A convenient ground-floor WC completes this level.

Upstairs, bedroom one is a spacious and well-presented double room with plush carpeted flooring and a calming atmosphere. Two built-in wardrobes with mirrored sliding doors provide excellent storage while enhancing the sense of space and light. There is ample room for additional bedroom furniture, making this a comfortable and practical principal bedroom. The second bedroom is another well-proportioned room, also finished with carpeted flooring. It features a built-in wardrobe with mirrored sliding doors and a wall-mounted TV point, offering flexibility as a guest room, child's bedroom or home office. Completing the property is a contemporary three-piece bathroom, fitted with wood-effect flooring, a tiled splashback surround and a central light fitting. The suite includes a bath with a rainfall showerhead above, combining style and practicality for modern living.

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Approximate Gross Internal Area: (678 sq ft - 63 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 provides a good 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. 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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