



35 Cadwell Gardens, Gorebridge, Midlothian, EH23 4NE

Exceptionally Spacious & Stylish, Five-Bedroom, Detached Family Home

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Property Description

Exceptionally spacious and stylish, five-bedroom, modern detached family home with gardens, driveway, and an integrated garage. The property is set in a modern, family-orientated development in the Gorebridge area, Midlothian.

Comprises: an entrance hallway, living room, dining room, kitchen, four double bedrooms, one flexible single bedroom, two en-suite shower rooms, a family bathroom, ground floor WC, and a utility room.

Highlights include a stylish fully upgraded kitchen, modern bathroom suites, and superb integrated storage including in the garage which offers use as a flexible play room/gym. In addition, there is gas central heating, double glazing, multiple TV and phone points, and well proportioned room sizes.

Externally, there is a lawn, decorative external lights, and an extended double driveway to the front. To the rear, there is a large, professionally landscaped garden including two spacious patio areas, planting beds, and a lawn laid with artificial grass. This expanding residential development provides additional visitor parking bays, with well maintained communal green spaces and a children's play area directly in front of the property.

The welcoming entrance hall provides a built-in cupboard, space for outerwear and gives access to a stylish ground floor WC with a two-piece suite. A large carpeted living room is set towards the front, and has double doors through to the dining room, offering a more open-plan layout when required.

With dual access from the hall, the bright kitchen includes ample room for dining furniture, French doors out to the rear garden, and a breakfast bar. The kitchen itself is fitted with modern units and earthstone worktops, unit downlighting, a sink with drainer, and an integrated fridge/freezer, oven, gas hob with a canopy above, and a dishwasher.

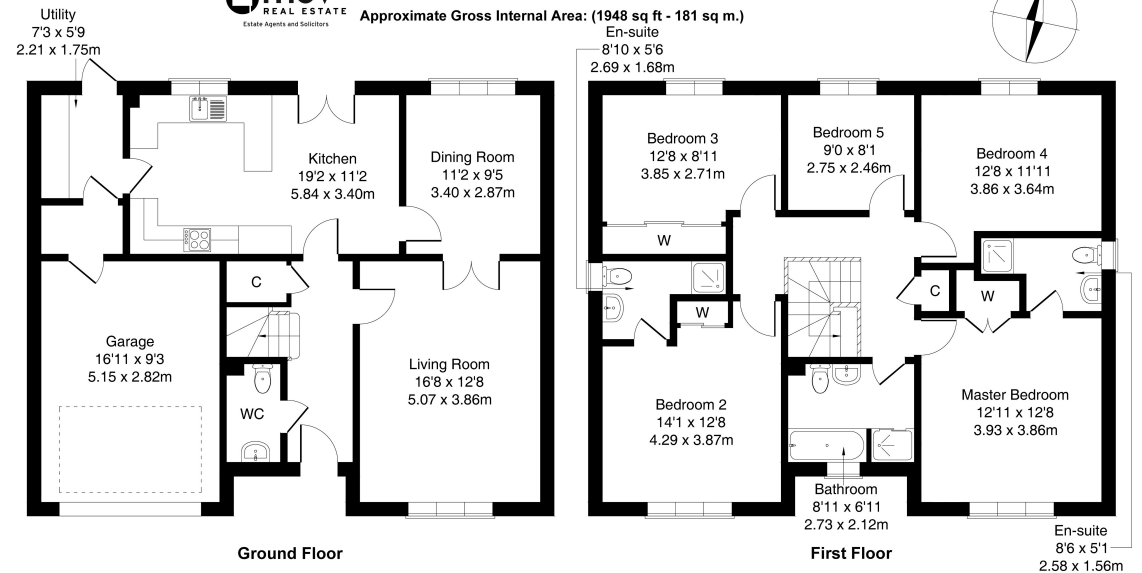
The adjoining utility room has complementary units, a sink, an integrated washing machine and opens to the rear garden. The utility also leads to an inner hall which conveniently provides extra storage space and access to the garage which has carpeted flooring, spot lighting, and is currently being used as a play room/gym.

Upstairs, a spacious master bedroom is set to the front with a modern en-suite shower room and a built-in wardrobe, while a second generous double is also front-facing, similarly with a wardrobe and en-suite. Overlooking the garden, there are two further double bedrooms, with a built-in wardrobe for bedroom three, as well as a flexible room currently used as an office. Completing the accommodation, a tastefully presented family bathroom consists of a white three-piece suite, a separate shower, and tiled splash walls.

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Approximate Gross Internal Area: (1948 sq ft - 181 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 long-established and expanding rural Midlothian village, some 10 miles south-east 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 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 to an excellent bus service, a station on the Borders Railway, and the A7 provide swift links to the bypass and motorway network.





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