



## 13 Cadwell Gardens, Gorebridge, Midlothian, EH23 4NE

Immaculately Presented, Two-Bedroom, Mid-Terrace House, with Manicured Gardens

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# Property Description

Immaculately presented, two-bedroom, mid-terrace house, with manicured gardens and an allocated parking space. Set adjacent to a shared village green, in modern, maintained and family-oriented residential development in Gorebridge, Midlothian.

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

Tastefully finished throughout, ready-to-move-in, with a stylish integrated kitchen, modern bathrooms, and a high-end garden office. In addition, there is HIVE gas central heating, double glazing, contemporary flooring, and good storage, including a loft space.

Externally, there is a low-maintenance landscaping to the front, whilst a terraced rear garden features a synthetic turf lawn, a paved patio, and a raised patio terrace.

This popular development also has unrestricted street parking and visitor spaces, together with well-maintained communal areas.

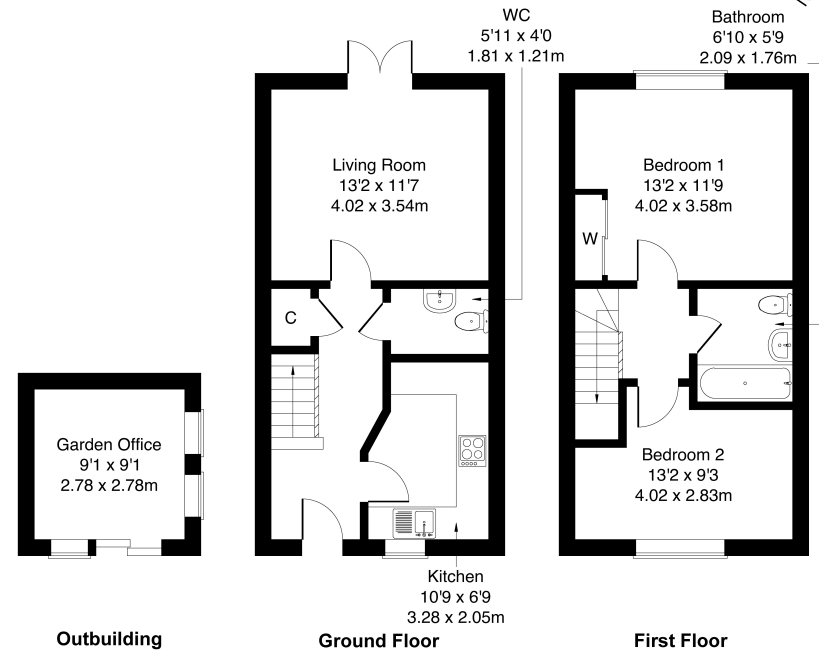
A welcoming entrance hall that provides access to all ground-floor accommodation. The generous living room features stylish wood-effect flooring, a central light fitting, a wall-mounted TV point, and elegant French patio doors that open out to the rear garden, perfect for indoor-outdoor living. The contemporary fitted kitchen is both functional and stylish, boasting tiled flooring, stone-effect worktops, a sleek tiled splashback, and a stainless steel sink with drainer. Integrated appliances include a fridge/freezer, dishwasher, washing machine, double oven, and a gas hob with an overhead canopy extractor. Completing the ground floor is a handy WC and a built-in storage cupboard for added convenience.

Upstairs, you'll find two well-sized, carpeted bedrooms. Bedroom one offers a built-in cupboard with bi-folding doors and space for a double bed and additional furnishings. Bedroom two is equally versatile, ideal for use as a guest room, nursery, or home office, with ample natural light enhancing the space. A modern three-piece family bathroom completes the home, featuring tiled-effect flooring, a tiled splashback surround, and a shower over the bath. To the rear, the garden offers a private outdoor retreat, further enhanced by a stylish garden pod. This multifunctional space is ideal for use as a home office, gym, creative studio, or relaxation room, offering excellent flexibility to suit a range of lifestyles.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Located approximately 10 miles south-east of Edinburgh, Gorebridge is a well-established and growing rural village in Midlothian, highly popular with commuters. The village offers a range of everyday amenities along its main street, including a supermarket, leisure and recreational facilities, and no fewer than five primary schools. For secondary education, the area falls within the catchment of the highly regarded Newbattle High School. Just a short drive away, Dalkeith provides

an extensive selection of shops, services, and dining options, while nearby Straiton Retail Park offers a variety of major retailers including Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links make Gorebridge ideal for commuters, with a local train station on the Borders Railway providing direct access to Edinburgh, as well as frequent bus services and swift road connections via the A7, city bypass, and wider motorway network.





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