



## 6 Cadwell Path, Gorebridge, Midlothian, EH23 4LE

Tastefully Presented, Two-Bedroom, Semi-Detached Home with Gardens

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# Property Description

Tastefully presented, two-bedroom, semi-detached home, with gardens and an allocated parking space. Set 'off-street', adjacent to a shared green, in modern, maintained and family-oriented residential development in Gorebridge, Midlothian.

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

Highlights include a fully integrated kitchen, modern bathrooms, contemporary flooring and decor. In addition, there is gas central heating, double glazing, and good storage, including a loft space.

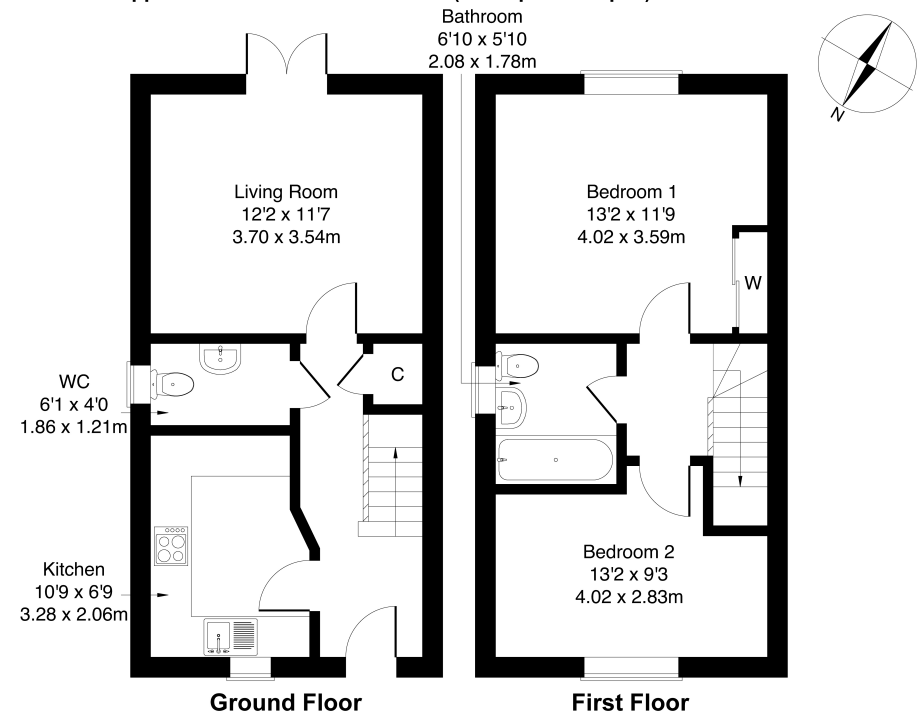
Externally, there is a lawn to the front, whilst a southerly facing rear garden features a lawn, paved and wood-decked patios, and a store shed.

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

The tiled entrance hall offers a welcoming first impression and provides access to all ground-floor rooms, with the staircase positioned directly ahead. To the rear of the property, the living room is a bright and well-proportioned space, enhanced by wood-effect flooring, a combination of central and spotlighting, and a bespoke media wall creating a stylish focal point. French doors open out to the rear garden, allowing for an abundance of natural light and providing an ideal setting for both relaxing and entertaining. Located off the entrance hall, the modern fitted kitchen is finished with tiled-effect flooring and wood-effect worktops, complemented by spotlighting and a sink with drainer. Integrated appliances include a fridge/freezer, washing machine, oven and electric hob with a canopy extractor above, offering a practical and contemporary cooking space. A conveniently placed ground-floor WC sits opposite a built-in storage cupboard, adding further functionality.

On the first floor, bedroom one is a spacious double room, featuring soft carpeted flooring and a built-in wardrobe with bi-fold doors, providing ample storage while maintaining a clean and uncluttered feel. Across the hall, the second bedroom is another generously sized room, also carpeted, and offers versatility as a guest room, home office or additional bedroom. Completing the accommodation is the modern three-piece family bathroom, fitted with stone-effect flooring, a tiled splashback surround, central light fitting and a shower over the bath, creating a sleek and contemporary finish throughout.

## 6 Cadwell Path, Gorebridge, EH23 4LE Approximate Gross Internal Area: (721 sq ft - 67 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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