



The Paddock, 56, Dewarton, Midlothian, EH23 4NX



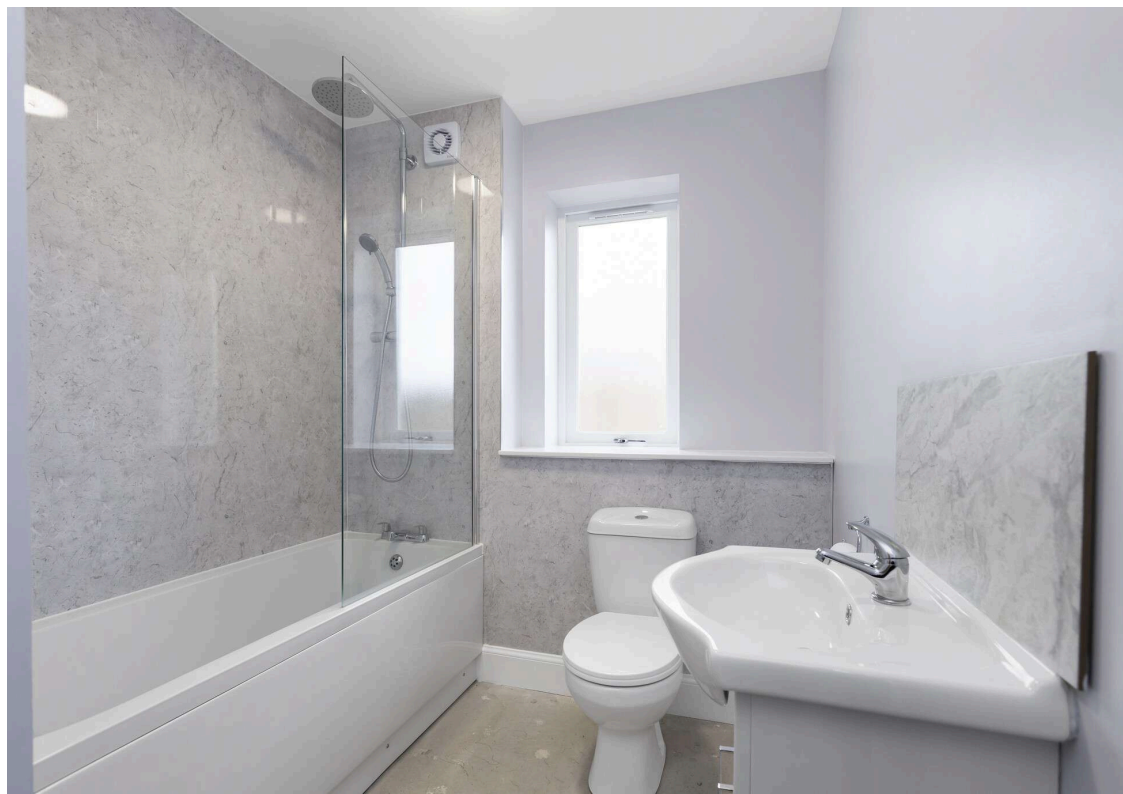


## Welcome

Welcome to 56 The Paddock, Dewartown, a stunning detached new build four-bedroom property, built to exacting standards and offering modern contemporary living, ideally located in the picturesque conservation village of Dewartown, near Gorebridge, Midlothian. This beautiful hamlet provides all the benefits of semi-rural living with easy access to the motorway networks, the Borders Rail Line, and the Edinburgh City Bypass. The property offers generous, flexible accommodation arranged over two floors and benefits from exceptional, large garden grounds, private parking to the rear, sash and case double glazing, and Air Source Heat Pump central heating. Given the flexibility of accommodation and its stunning location, this lovely new family home will prove to be extremely popular and we would therefore advise viewing at your earliest convenience to avoid disappointment.

- Superb location occupying a prime location in this gorgeous conservation village
- New build property
- Spacious flexible accommodation over two levels
- Entrance vestibule
- Reception hallway with built-in storage, stairs to the upper level and rear facing window
- Large, bright, open plan lounge, dining, and kitchen area, with twin front facing windows, and patio doors to the rear, gorgeous contemporary kitchen with a range of base and wall units, breakfast bar, and quality integrated appliances
- Double bedroom three, front facing
- Double bedroom four, rear facing
- Family bathroom with three-piece white suite, shower over the bath (raindrop and attachment), shower screen, wc, sink with vanity unit, and large towel radiator
- Upper hallway with storage
- Principle bedroom with front facing Velux window, Dormer window to the rear, (plumbing installed and hidden should an en-suite be desired)
- Double bedroom two, again with Velux window to the front, and Dormer window to the rear
- Double glazed sash and case windows
- Air source heat pump central heating
- Large garden grounds, ideal for relaxation and entertaining, with possibility to extend given statutory planning and consents
- Private parking area to the rear with further unrestricted on-street parking available









## Dewartown

This stunning new-build property is set in the lovely hamlet and conservation village of Dewartown, near Gorebridge. Gorebridge itself is located approximately eleven miles to the South East of Edinburgh City Centre and offers local schooling, a good variety of convenience shopping together with a variety of leisure and recreational facilities and all usual amenities including restaurants. The property is on the door step of Vogrie Country Park. The area benefits from a regular public transport service operating to the City Centre and neighbouring Midlothian Towns and Villages. The Edinburgh City By-pass is only a short drive away and this gives direct links heading west to the M8 and Glasgow and the M9, North over the Forth Road Bridge. Heading eastward, the By-pass will take you out onto the heart of East Lothian and beyond. In addition, the new borders rail link and station in Gorebridge operates between the Borders and Edinburgh and is only a short distance

## Extras

All quality fixtures and fittings, light fittings, and appliances









# Get in touch

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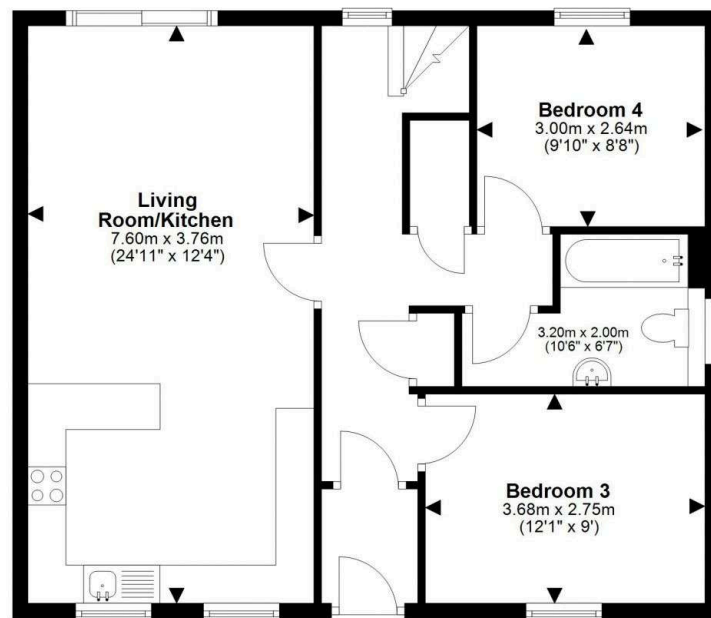
Bruntsfield Office:

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Edinburgh EH10 4EQ

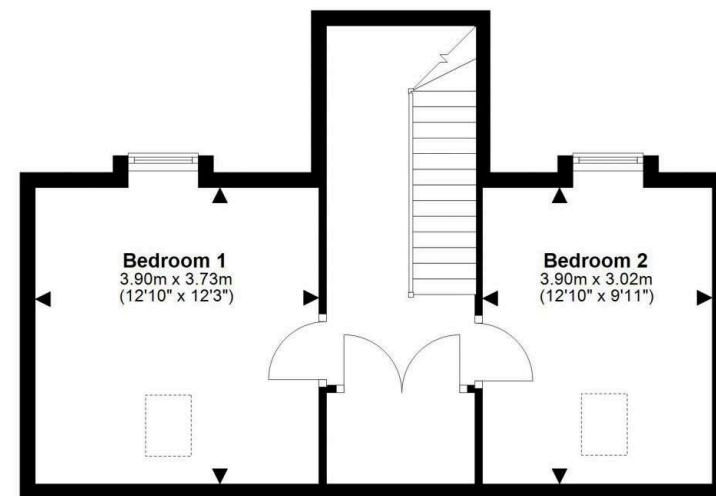


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.