



9 Cadwell Gardens
GOREBRIDGE | MIDLOTHIAN | EH23 4NE


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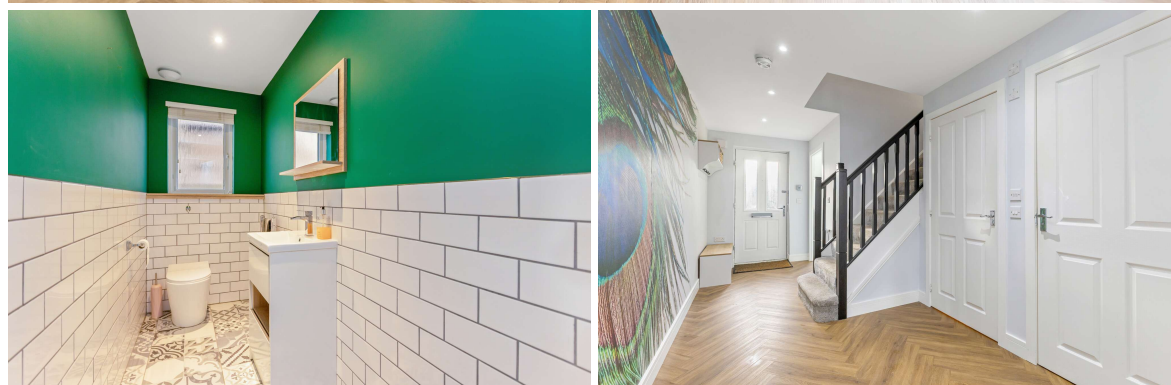
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Nestled in a quiet, modern, manicured development, moments from excellent amenities, quick car and rail links and the vast open countryside is the extended detached home. Boasting a wide driveway, garage, private gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

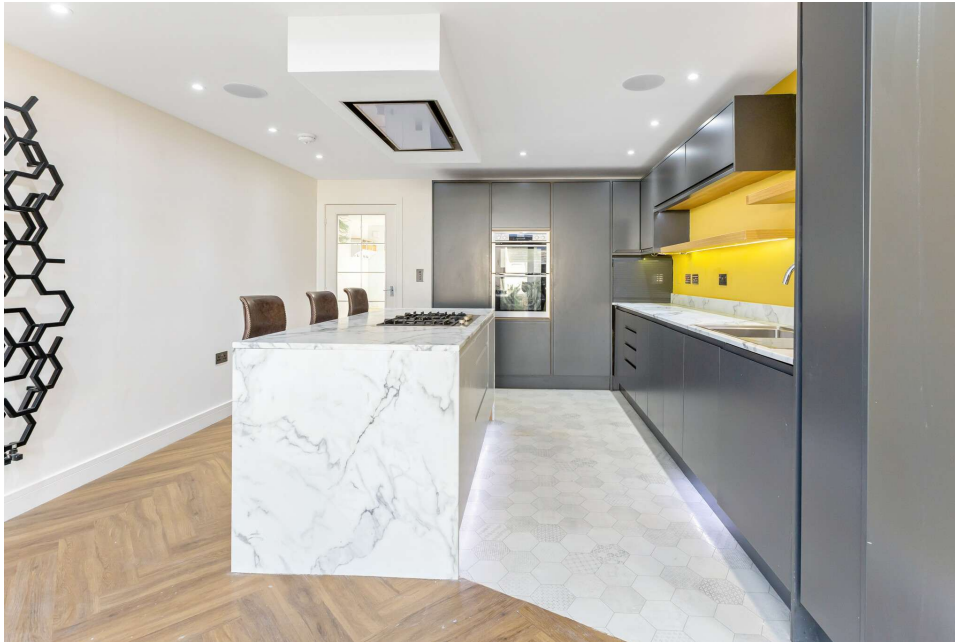
The accommodation comprises a welcoming entrance hallway, a stunning and significantly extended dining kitchen with luxury units and island and generous dining space overlooking the rear garden, a bright lounge with picture window, a large study or fifth bedroom and downstairs is completed by a useful utility room and a separate W/C. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with twin walk in wardrobes and elegant en-suite shower room, two well-proportioned double bedrooms with a stylish Jack and Jill shower room, a fourth double bedroom and the villa is completed by an exquisite main bathroom with bath and separate shower.

Externally the fully enclosed, landscaped rear garden is paved ideal for entertaining with an area laid to lawn and raised beds.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Significantly extended detached family home
- Wide driveway, garage and front and rear gardens
- Heart of Gorebridge location in quiet, modern development
- Close to railway station and quick car links
- Welcoming entrance hallway
- Luxury dining kitchen with stunning units and island
- Bright lounge with picture window
- Fifth bedroom or ideal home office
- Utility room and useful W/C

- Master bedroom with twin walk in wardrobes and en-suite
- Three further ample sized double bedrooms
- Two further stylish bathrooms
- Landscaped rear garden laid to lawn with entertaining space

Energy Rating B.

Council Tax band F

All contents will be included in the sale.

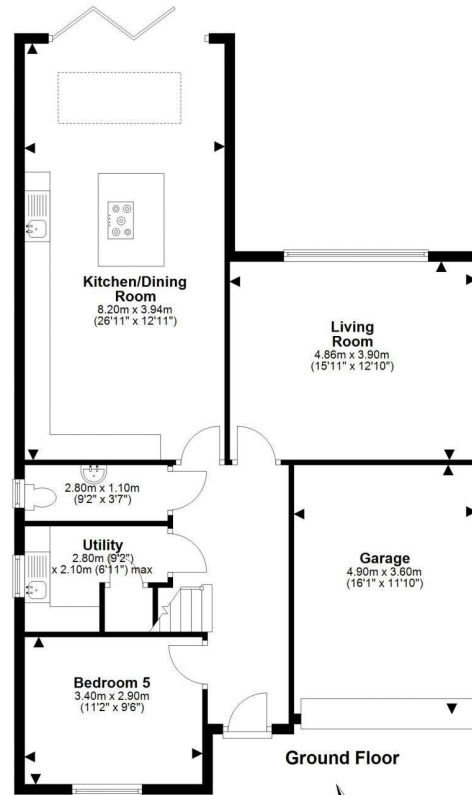
Factor Fee of approximately £280 per year.



The sought-after Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is an excellent range of amenities in the vicinity, including local shops and a leisure centre with further facilities available at Newtongrange and Bonnyrigg. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. An efficient public transport network is on hand for journeys within the town and to other areas. The A7 main road is just minutes away, linking up with the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley, includes a station at Gorebridge.







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

