



39 Cadwell Gardens
GOREBRIDGE | MIDLOTHIAN | EH23 4NE


warners
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Stunning detached villa boasting a pristine condition interior and beautifully landscaped private garden, forming part of a sought after modern development well placed for access to the Railway Station and A7.

Viewing is highly recommended to appreciate the spacious, immaculately presented accommodation within this superb family home. More than ample public living space is provided, together with four double sized bedrooms. Sleek white gloss units feature within the fully equipped kitchen, which has French doors leading out to the rear garden. Attractive white suites and complementary tiled surrounds are fitted within the bathroom and both en-suites. Great storage space includes a large cupboard off the kitchen, twin fitted wardrobes in the master bedroom and the loft space. To the rear lies a fully enclosed garden, facing south-west and catching the best of the sun. The grounds are easily maintained and comprise artificial lawn and patio areas, railway sleepers and feature lighting.

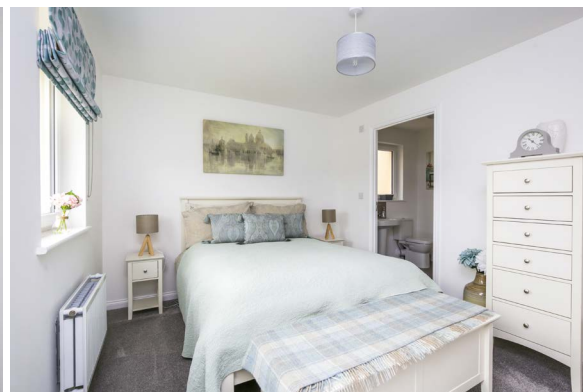
- Entrance hallway
- Living room
- Dining room
- Kitchen/dining room
- Master bedroom with en-suite
- Bedrooms 2 and 3 with Jack and Jill en-suite
- Bedroom 4
- Family bathroom
- Downstairs WC
- Gas central heating and double glazing
- Security alarm
- Private gardens front and rear
- Garage with power and drive

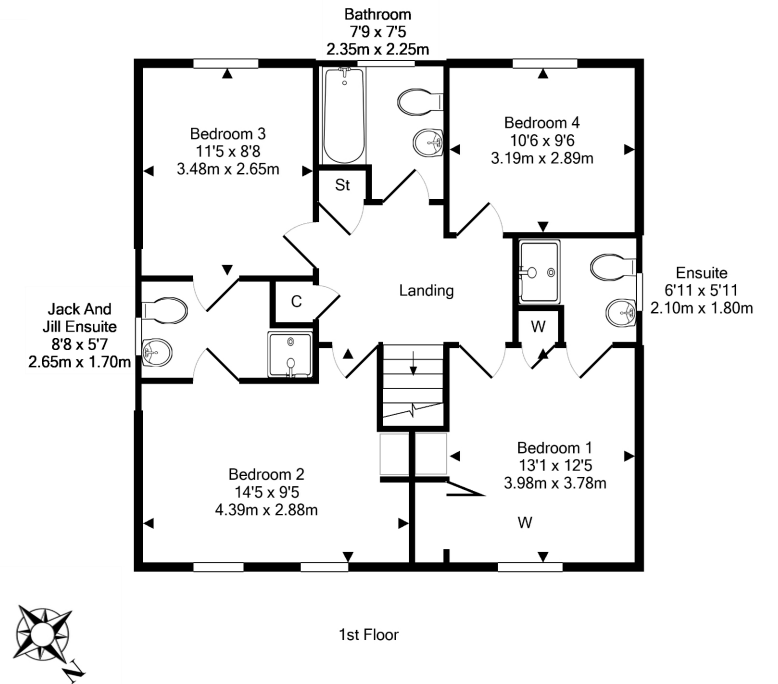
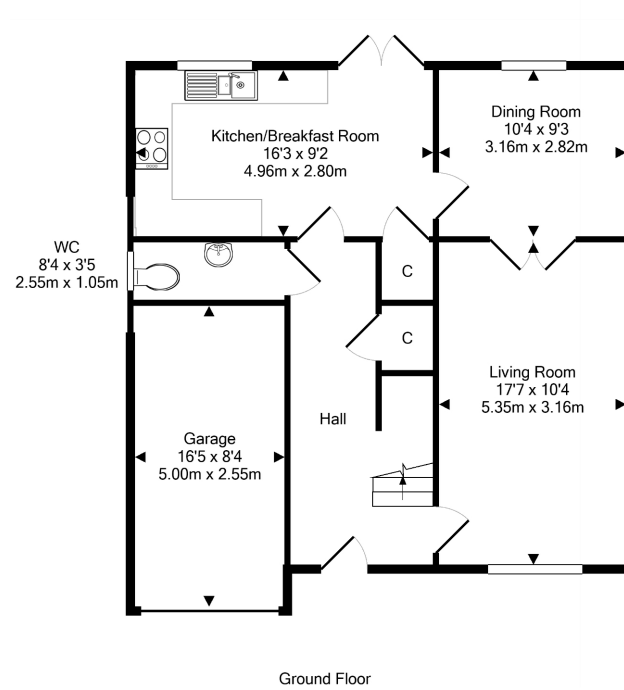
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All kitchen appliances, lights, curtains and blinds are included in the sale. Other items of furniture may be subject to separate negotiation. EPC rating C

The increasingly popular Midlothian town of Gorebridge lies within easy commuting distance of Edinburgh. There is a good range of amenities in the vicinity, including local shops and a leisure centre, with further facilities available at Newtongrange and Bonnyrigg. 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,





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2020