



20 Cadwell Crescent

Gorebridge, EH23 4NG

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158sqm

EPC
B

AS Anderson
Strathern

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Gorebridge, EH23 4NG

This impressive modern detached home, built around 2018, offers generous accommodation, a versatile layout, and a contemporary finish throughout. Set within a well-established residential development, it provides an excellent opportunity for families and professionals seeking space, comfort, and modern design.

The ground floor is arranged for both relaxed living and entertaining. A welcoming entrance hall leads to a bright lounge featuring a custom media wall that creates a stylish focal point. To the rear, the large kitchen and dining room benefits from a south-west facing aspect, filling the space with afternoon and evening light. Patio doors open directly to the rear garden, creating an easy indoor and outdoor flow. The adjoining utility room provides further practicality and includes a space for a wine fridge, adding a touch of luxury. A convenient WC and understair storage complete this level.

Upstairs, a spacious landing leads to five well-proportioned bedrooms. The principal bedroom features built-in wardrobes and a private ensuite shower room, while a second bedroom also enjoys its own ensuite, ideal for guests or older children. Three additional bedrooms offer versatility for sleeping accommodation, hobbies, or remote working. A contemporary family bathroom serves the remaining rooms. A modern pendant light positioned over the staircase adds a striking architectural detail to the upper hallway.

Externally, the property offers a partially enclosed front garden with a monoblock driveway leading to a one and a half integral garage. The enclosed rear garden, also south-west facing, is laid to lawn with a decked patio that provides an inviting setting for outdoor dining and relaxation.

The property further benefits from efficient gas-fired central heating, modern double glazed windows and doors with made-to-measure shutters, and a partially floored insulated attic.

Beautifully maintained and thoughtfully upgraded, this home delivers comfortable modern living with adaptable spaces suited to a variety of lifestyles.

Property features

- Southwest-facing garden
- Separate dining room
- Utility room with pantry
- Two ensuite bedrooms
- Integral garage
- Driveway
- Front garden
- Partially floored attic
- Downstairs WC
- Double glazing
- Gas central heating

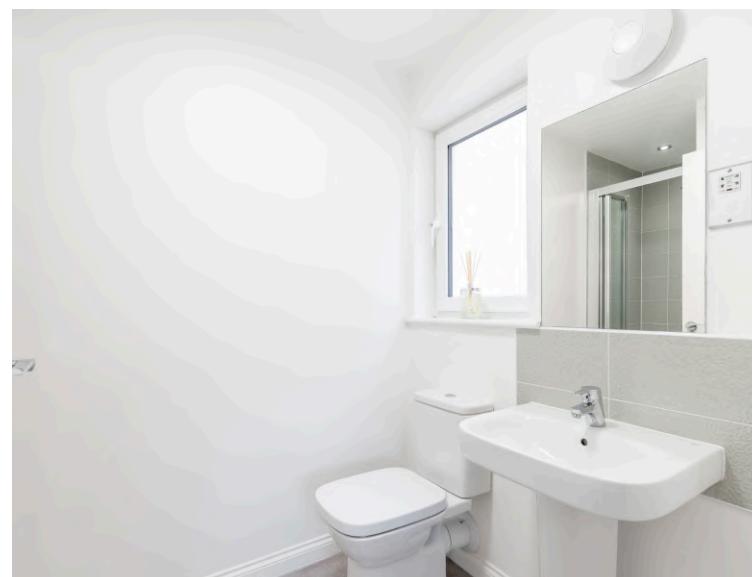
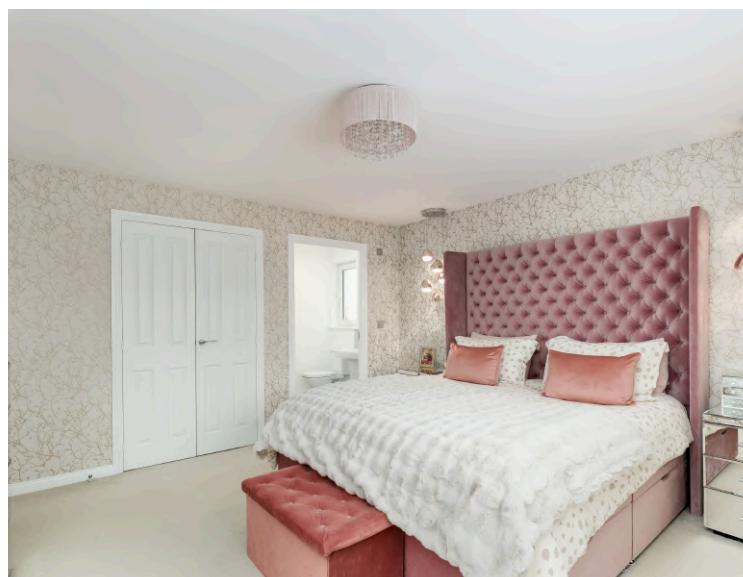


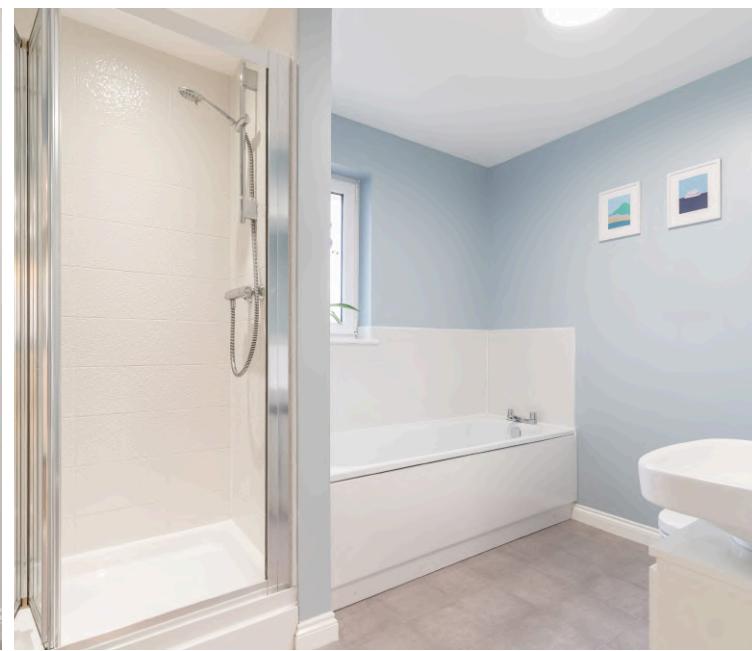




Location

Gorebridge is a quiet yet thriving village located around 7 miles south of Edinburgh, offering excellent transport links via local bus services, a nearby Scottish Borders Railway station, and easy access to the City Bypass. The area has a strong community feel and provides a good range of everyday amenities including local shops, a leisure centre, library and pharmacy. A 24-hour Tesco is a short drive away, while Straiton and Fort Kinnaird Retail Parks offer extensive high-street shopping and dining options. Surrounded by attractive countryside, including the popular Vogrie Country Park, Gorebridge is ideal for those seeking a relaxed rural lifestyle while remaining within convenient commuting distance of the city. Good local schooling further adds to its appeal for families and professionals alike.







**Cadwell Crescent,
Gorebridge,
Midlothian, EH23 4NG**



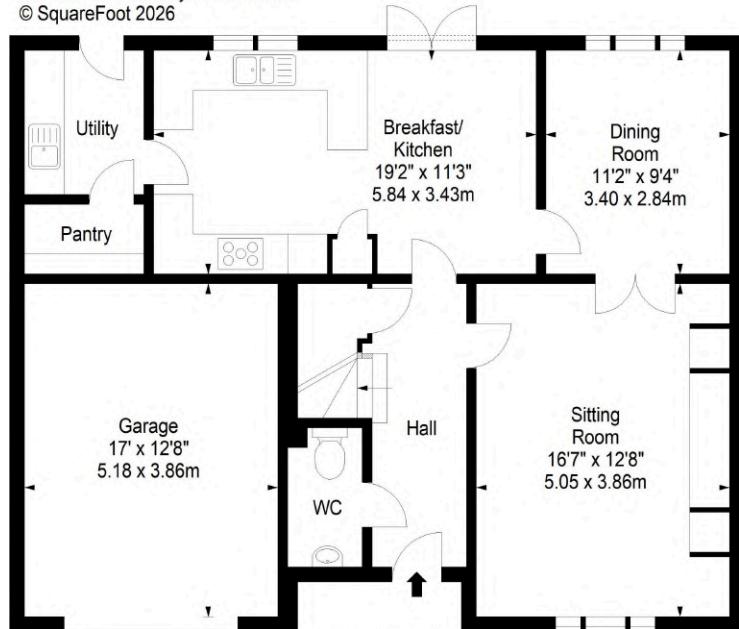
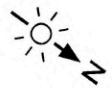
Approx. Gross Internal Area
1743 Sq Ft - 161.92 Sq M

Garage

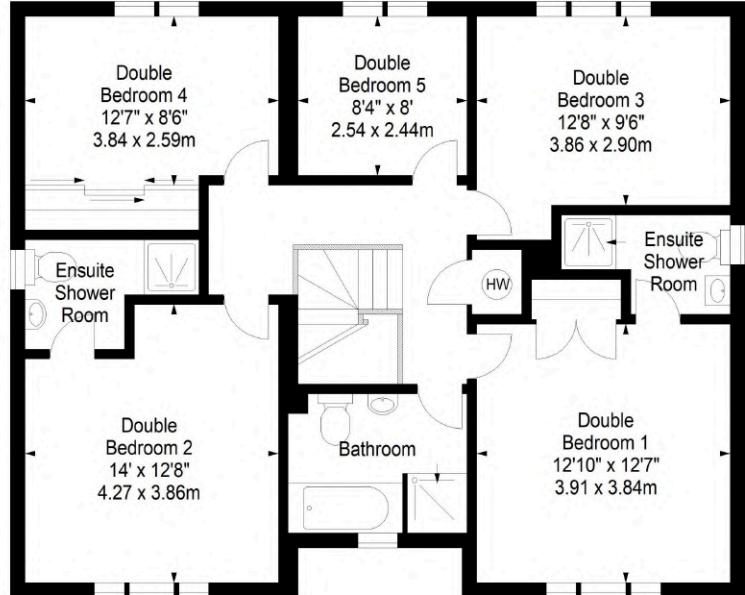
Approx. Gross Internal Area
214 Sq Ft - 19.88 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances (double oven, hob, fridge freezer*, dishwasher), window shutters, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

*The current integrated fridge will be replaced with a 70/30 integrated fridge freezer upon settlement.

The free standing appliances (wine fridge, freezer, washing machine, dryer) are not included in the sale.

Council Tax band G

The development is factored by Ross and Liddell at an approximate cost of £180 per annum, which includes the upkeep of common grounds. A £100 deposit is also payable.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

ēspc

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