

16 Cadwell Gardens

GOREBRIDGE, MIDLOTHIAN, EH23 4NE



*TWO BEDROOM MID-TERRACED HOUSE CLOSE TO
GOREBRIDGE TRAIN STATION*



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McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced house to the market. Presented in superb internal condition, the house is an ideal starter home and is particularly well placed for Gorebridge train station which gives very easy access to Edinburgh city centre.

Internally, the accommodation has been upgraded to a very high standard by the present owner and comprises a welcoming entrance hallway floored with ceramic tiles which run through to the kitchen. The accommodation is focused towards a generous sized lounge with French doors leading onto private landscaped rear gardens. There is a modern fitted kitchen with a good range of base and wall mounted units with contrasting work surfaces. This gives ample prep and storage space for the aspiring chef. The units also include a full range of integrated appliances which will remain with the property. The ground floor is completed by a WC with a two-piece white suite.

the lounge



the kitchen







On the upper level, the property expands to two double bedrooms. The bedrooms both enjoy plenty of space for a complete range of free-standing bedroom furniture. The front-facing master bedroom further benefits from a large, fitted wardrobe. Also located on this level is the fully tiled bathroom which includes a three-piece white suite with shower over bath.

Further benefits include gas central heating, double glazing, an allocated parking space and residents parking to the rear.

This is a lovely home and sure to be popular. Early viewing is highly recommended.



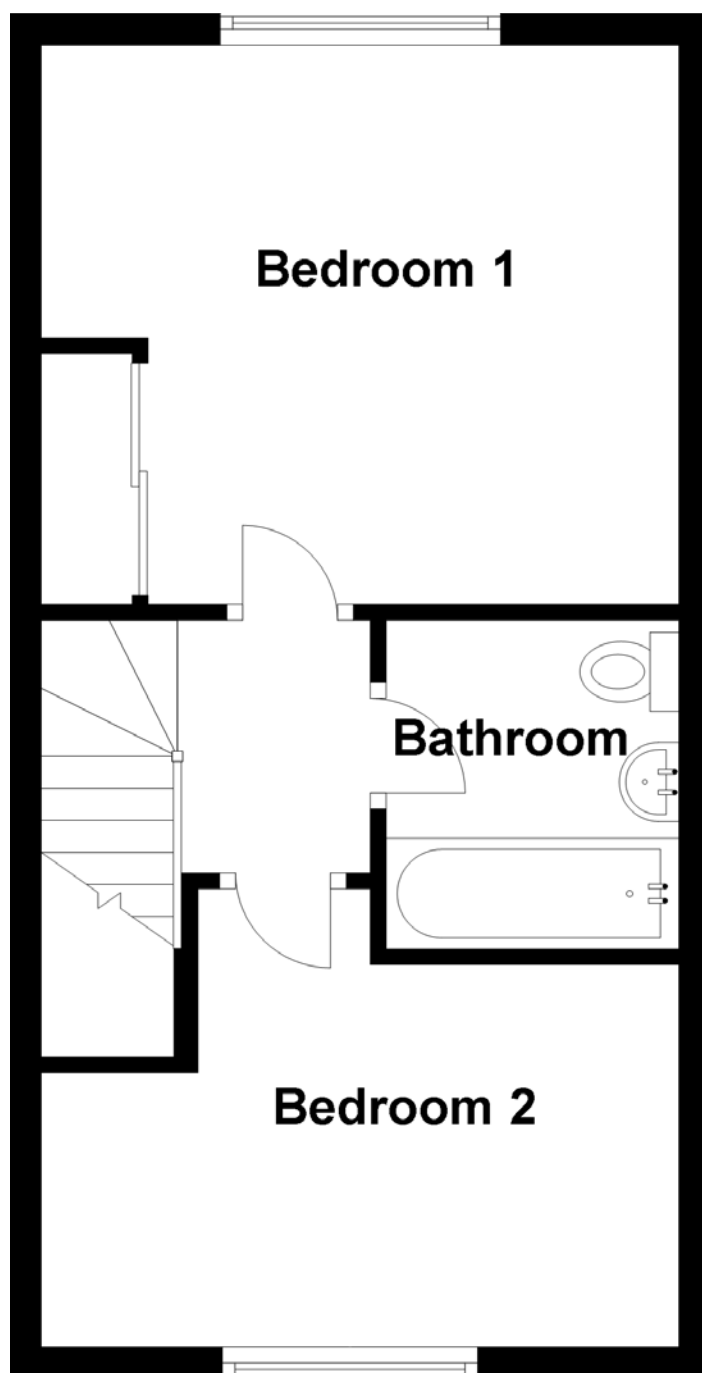
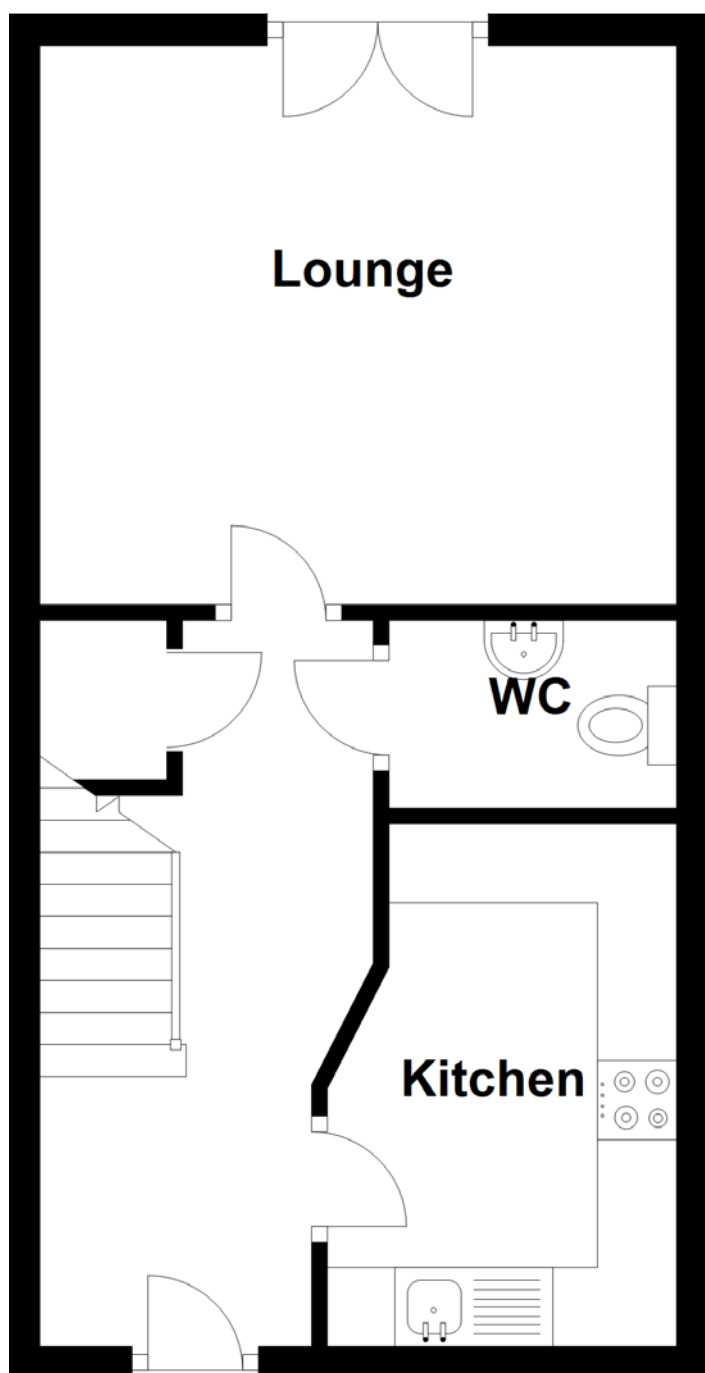
bedroom 1





bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	4.03m (13'3") x 3.54m (11'7")	WC	1.82m (6') x 1.19m (3'11")
Kitchen	3.31m (10'10") x 2.00m (6'7")	Gross internal floor area (m ²): 66m ² EPC Rating: C	
Bedroom 1	4.02m (13'2") x 3.59m (11'9")		
Bedroom 2	4.02m (13'2") x 2.90m (9'6")		
Bathroom	2.08m (6'10") x 1.75m (5'9")		



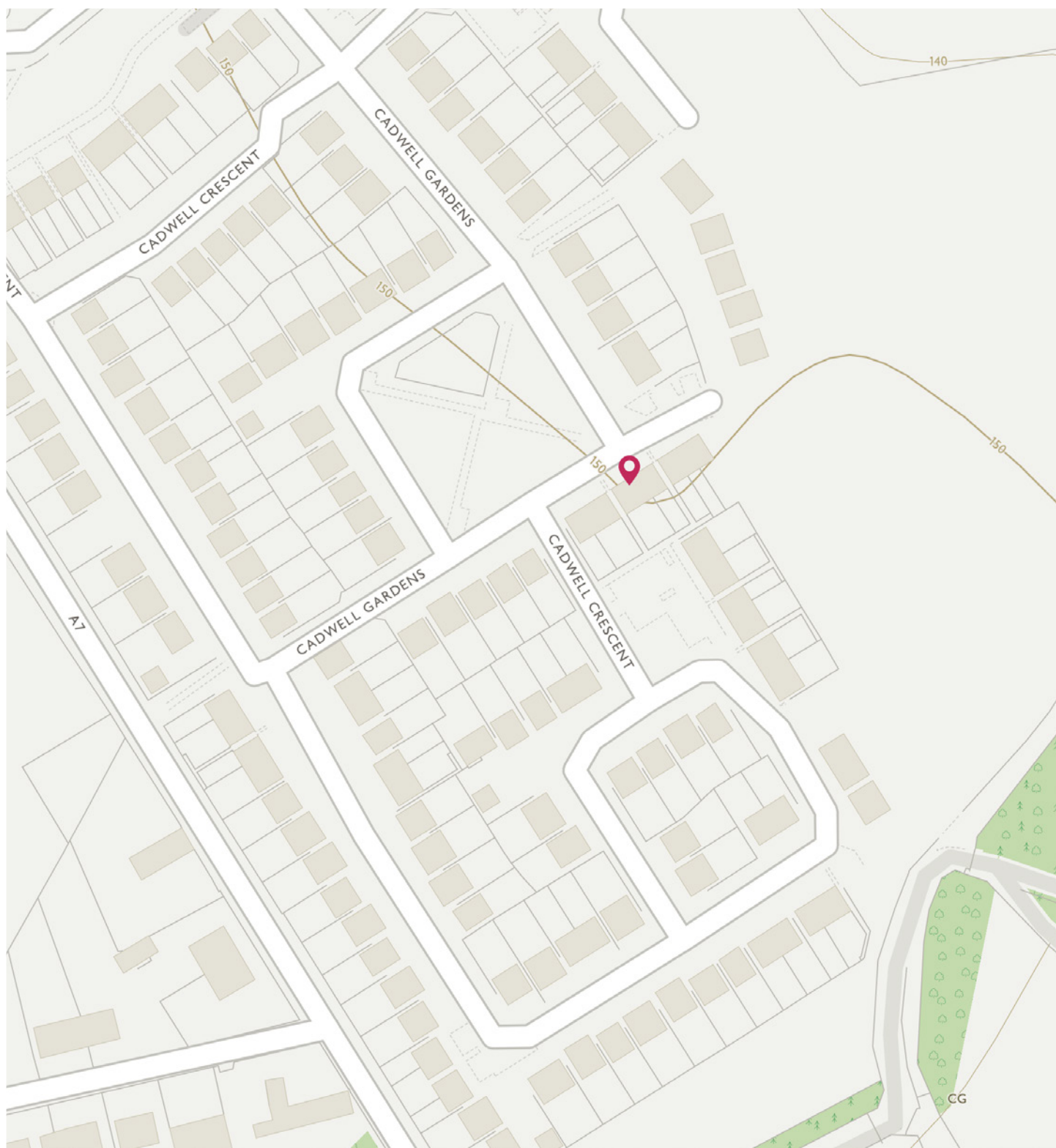
the garden





Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some ten miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. The town itself has a good selection of shops and services including banking and Post Office facilities and there are also excellent amenities in the market town of Bonnyrigg and also Dalkeith. There is a Tesco Superstore nearby and a retail park at Straiton which has a variety of superstores including Ikea, Costco and Sainsburys. Gorebridge has a leisure centre with a variety of clubs and societies, a library, a bowling club and a park.

In recent years, the road network has improved majorly and as a consequence, the City Bypass is within easy reach and there is convenient access to the Scottish motorway network and Edinburgh International Airport. The location now also benefits from being along the route of the new Borders Railway with regular train services into Edinburgh.



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