



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**2 Cadwell Gardens**

GOREBRIDGE, MIDLOTHIAN, EH23 4NE





# Gorebridge

MIDLOTHIAN, EH23 4NE

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.

Gorebridge itself has a good selection of shops and services including banking and Post Office facilities. Further amenities can be found at nearby Dalkeith, whose high street shopping is well renowned. Leisure activities in the vicinity include a sports/recreation centre, Arniston Public Park and the vast expanses of open countryside. Gore Glen, Vogrie and Dalkeith country parks are all within easy reach and offer great walks, cafes and shopping at the Restoration Yard. Schooling is well represented from nursery to senior level with a primary school only a five-minute walk away.

The property is situated close to the main bus route which operates to Edinburgh and further afield. The A7 major road heading south is just minutes away, ensuring easy contact with the City Bypass and links to the M8/M9 motorway network.

If this is not enough, Newtongrange has recently taken advantage of a new Borders railway line, providing an easy commute into Edinburgh for anyone needing to travel for work.





## 2 Cadwell Gardens

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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in Gorebridge. The property is in walk-in condition and was built 3 years ago. the property also carried an NHBC warranty. Inside, the property comprises of:

- Fully equipped kitchen dining room which is fitted with modern appliances, gas hob, fan oven. extractor hood and integrated dishwasher. In addition to the kitchen, there is also a fully equipped utility room, accessed via the hallway and in addition to providing cleaning facilities, it also gives access to the side of the property.
- Spacious living area which overlooks the rear garden and is a large bright space that could be configured in various ways to suit any family.
- Four well-proportioned bedrooms many of which include built-in storage and three of which have en suite facilities two of which share a bathroom with a Jack and Jill style en suite.
- The property benefits from three and a half bathrooms with WC facilities downstairs and the main family bathroom upstairs which is a four-piece suite and is modern and well kept. The master bedroom has an en-suite shower and WC facilities as does the Jack and Jill bathroom serving bedrooms two and three.

In addition to this, the property includes a double driveway and single garage which offers excellent storage space as well as being large enough for a car. The property is very efficient with a modern gas boiler and fully double glazing making for a cost-effective home year-round. This is a rare opportunity to acquire a family home in this new development.



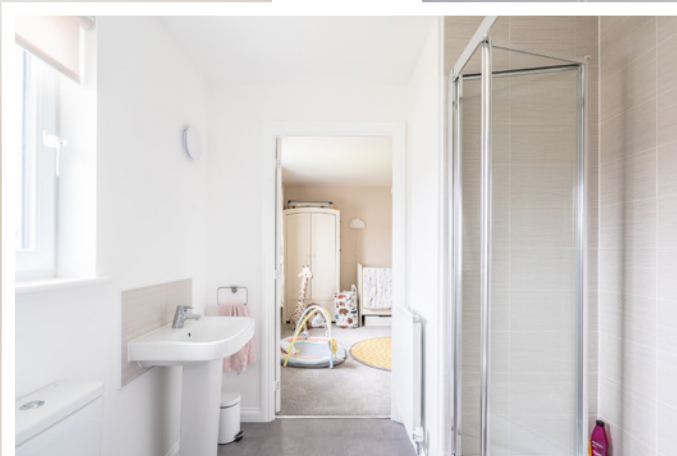








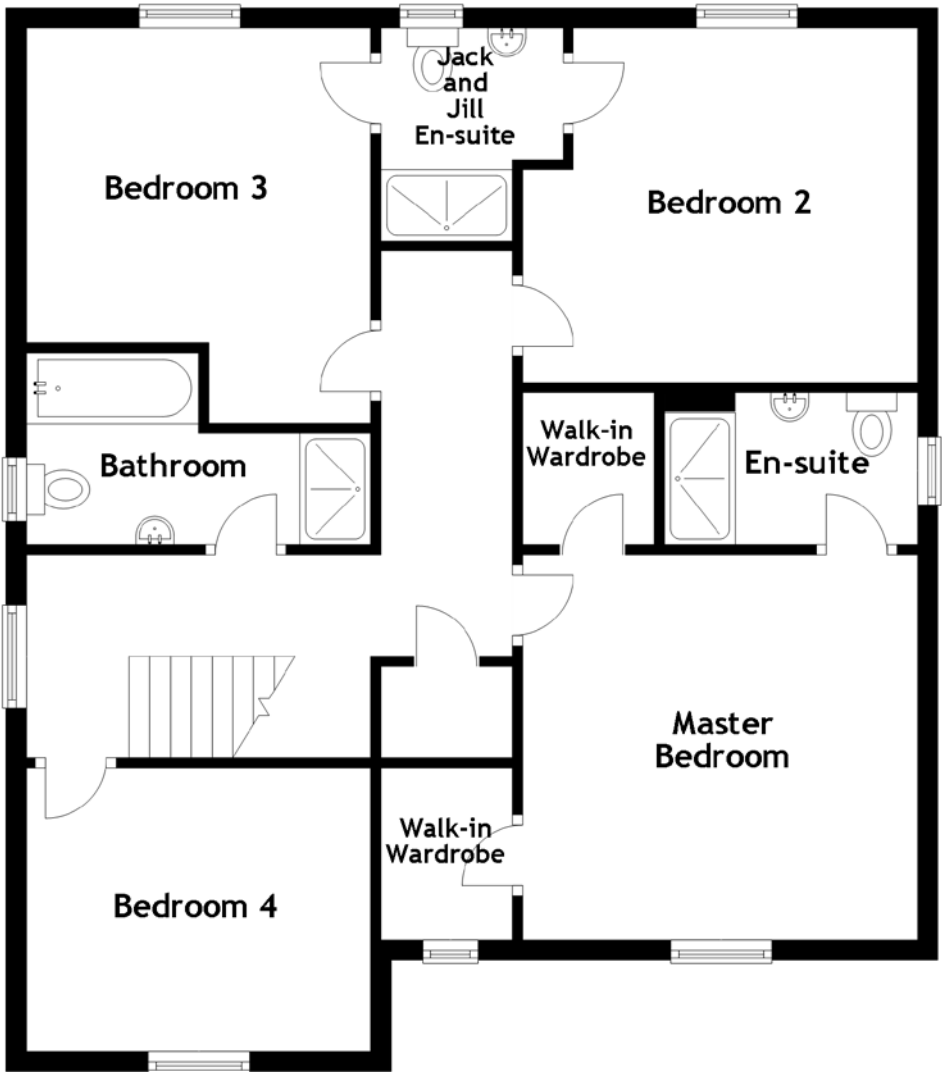
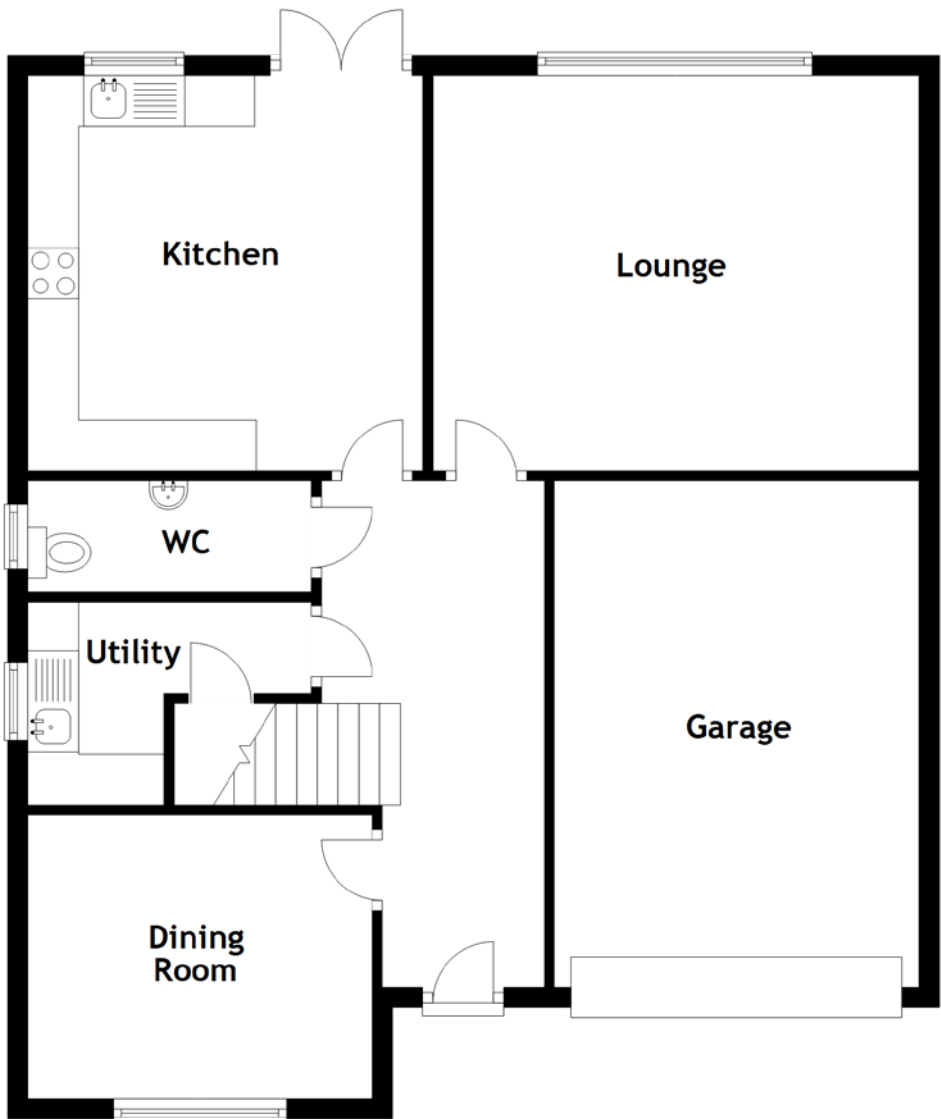












# Specifications

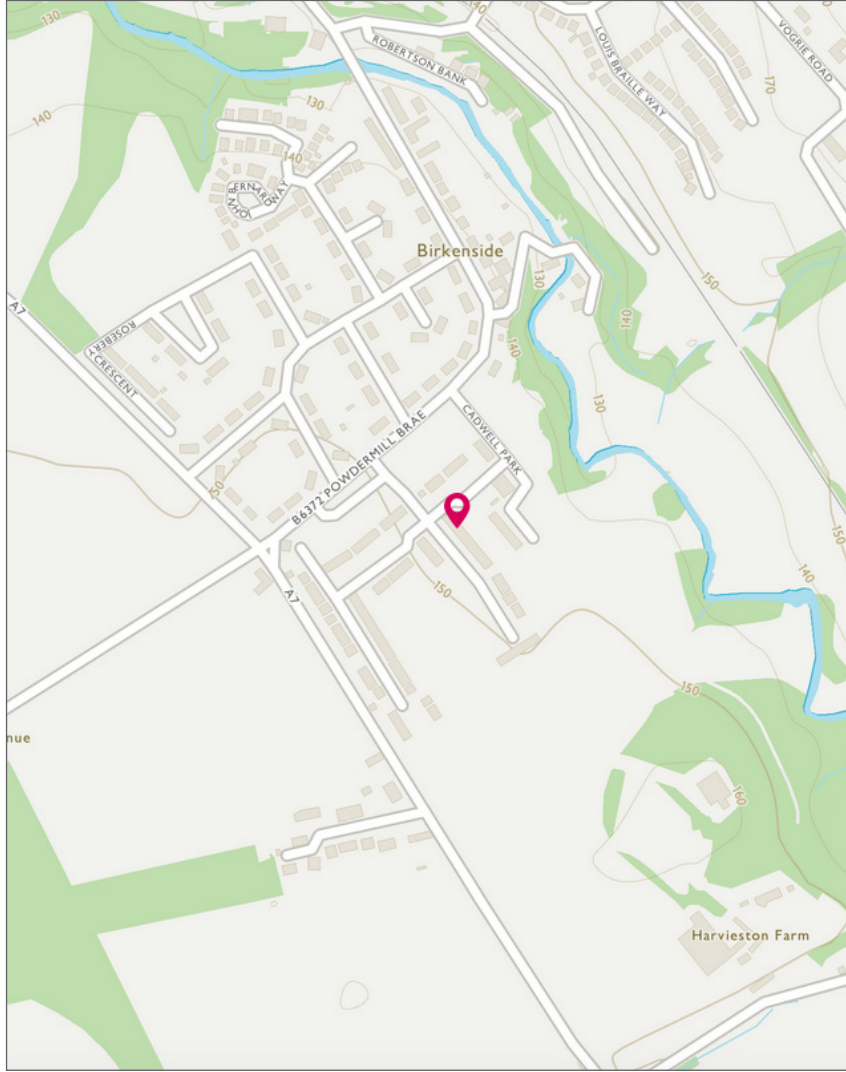
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.80m (15'9") x 3.90m (12'10")
Dining Room	3.40m (11'2") x 2.80m (9'2")
Kitchen	3.90m (12'10") x 3.90m (12'10")
WC	2.80m (9'2") x 1.10m (3'7")
Utility	2.80m (9'2") x 2.00m (6'7")
First Floor	
Master Bedroom	4.00m (13'1") x 3.90m (12'10")
En-suite	2.50m (8'2") x 1.50m (4'11")
Walk-in Wardrobe	1.70m (5'7") x 1.40m (4'7")
Walk-in Wardrobe	1.50m (4'11") x 1.30m (4'3")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Jack and Jill En-suite	2.10m (6'11") x 1.80m (5'11")
Bedroom 3	3.90m (12'10") x 3.50m (11'6")
Bedroom 4	3.40m (11'2") x 2.80m (9'2")
Bathroom	3.40m (11'2") x 1.10m (3'7")
Garage	5.00m (16'5") x 3.60m (11'10")

Gross internal floor area (m²): 150m²

EPC Rating: B





# McEwan Fraser Legal

## Solicitors & Estate Agents

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