

# 18 Cadwell Walk

GOREBRIDGE, MIDLOTHIAN, EH23 4LF



*SPACIOUS FOUR BED DETACHED  
FAMILY HOME*



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McEwan Fraser Legal is delighted to present this four bedroom detached family home with a large attic and garage for additional storage. Inside, the property comprises of:

- A fully equipped kitchen diner with integrated washing machine, dishwasher and white goods. The kitchen also provides access to the private rear garden.
- A spacious living area which is generously proportioned and modern with ample space for free-standing storage options.
- The property benefits from four generous bedrooms, all of which are comfortable double bedrooms.
- The house is equipped with main family bathroom which has a three piece suite, master bedroom en-suite shower room and a downstairs WC.





**Kitchen/Diner**







**Dining Room**







**Bedroom 1**







**Bedroom 2**





**Bedroom 3**

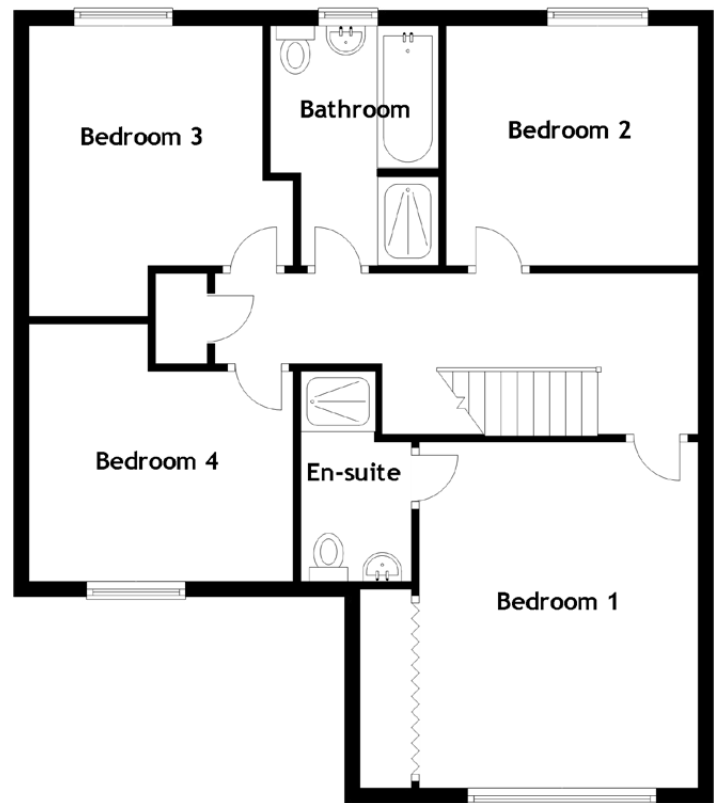
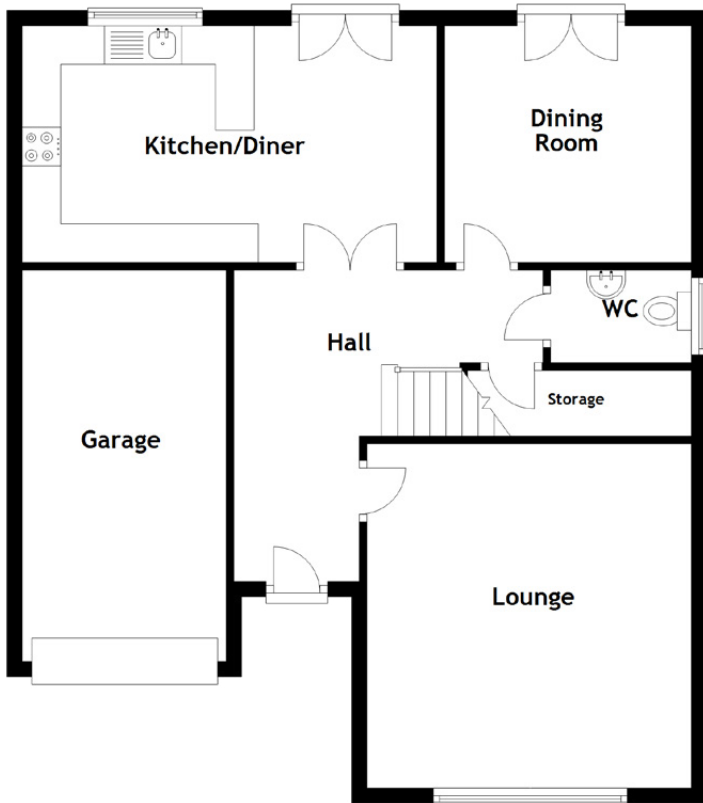




**Bedroom 4**







**Approximate Dimensions**

(Taken from the widest point)

Kitchen/Diner	5.38m (17'8") x 3.07m (10'1")	Bedroom 3	3.43m (11'3") x 3.11m (10'3")
Lounge	4.47m (14'8") x 4.21m (13'10")	Bedroom 4	3.43m (11'3") x 2.00m (6'7")
Dining Room	3.20m (10'6") x 3.07m (10'1")	Bathroom	3.11m (10'3") x 2.18m (7'2")
WC	1.83m (6') x 1.20m (3'11")	En-suite	2.73m (8'11") x 1.44m (4'8")
Garage	5.08m (16'8") x 2.65m (8'8")		
Bedroom 1	4.49m (14'9") x 3.62m (11'10")	Gross internal floor area (m <sup>2</sup> ): 137m <sup>2</sup>	
Bedroom 2	3.27m (10'9") x 3.11m (10'3")	EPC Rating: B	



The property includes private front and rear garden, double driveway with plenty on-street parking for visitors. Given this property is very modern the house carries NHBC warranty and has extensive insulation, Gas central heating and modern UPVC double glazed windows making for a warm and cost effective house.





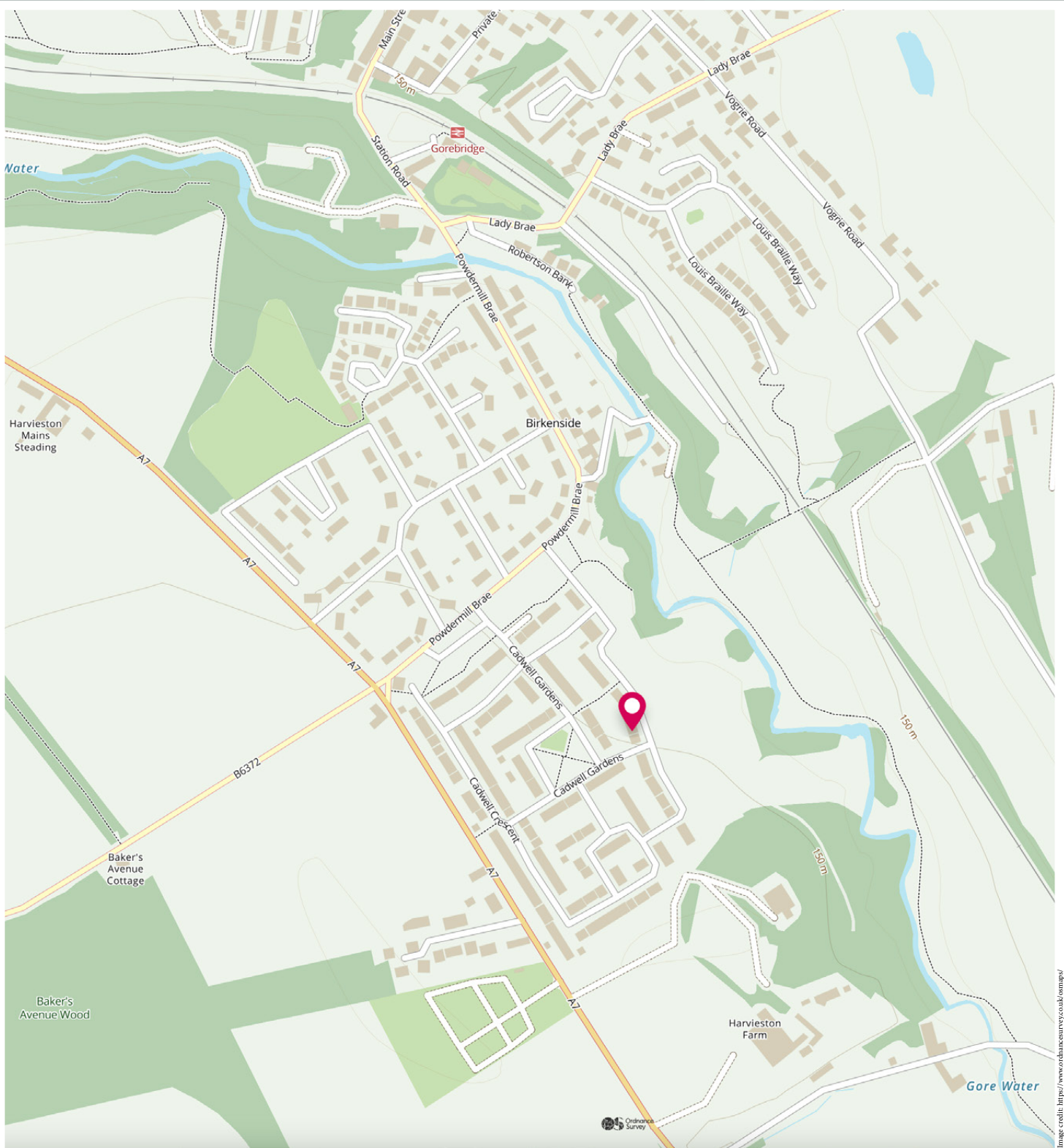
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Gorebridge is a small town with an active and thriving community, situated in the county of Midlothian some 10 miles from Edinburgh, off the A7 (Galashiels Road). It is surrounded by open countryside and forms part of a crescent of similar small towns stretching from Musselburgh in the east through Dalkeith, Eskbank, Bonnyrigg, Loanhead, Roslin to Penicuik in the west. There is 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. There is also a swimming pool at nearby Newbattle.

In recent years, the road network has improved 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. There is a regular and frequent bus service to Edinburgh itself and the car journey takes between 20 and 30 minutes except at peak times. All in all this is an excellent location for commuters who prefer a slightly more rural environment with all the benefits it offers. The property is short walk (less than 10 minutes) from Gorebridge Train Station.

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## The Location



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