



19 Cadwell Path, Gorebridge, EH23 4LE

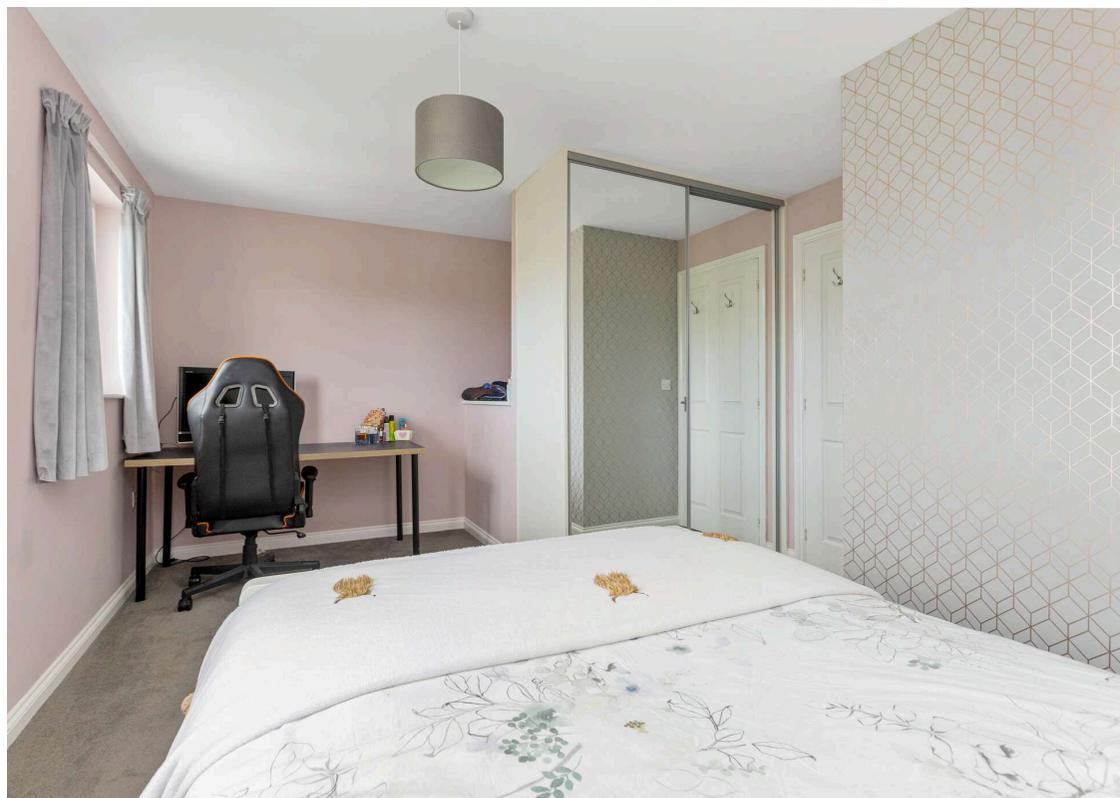


Welcome

Welcome to 19 Cadwell Path, Gorebridge - an immaculate bright and spacious modern three-bedroom semi-detached house, built within a lovely setting with open outlook over a grassed area, positioned in a sought-after modern development. This property makes an ideal purchase providing bright and spacious accommodation over two levels, it is perfect for professional couples and those with young families. The property is presented in immaculate condition throughout with private garden grounds to the front, side, and rear with allocated parking and ample additional visitors' spaces. This lovely family home and its location close to Gorebridge train station, is ideal for the Edinburgh commute and links to the Scottish road network, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Lovely spacious accommodation in move-in condition
- Entrance hallway with storage
- Ground floor WC
- Spacious living and dining room featuring French doors with side panels to the rear, and large under stair store
- Lovely fully fitted kitchen with front facing window, a range of base, wall, and larder style units, double oven, gas hob, glass splash back, extractor, Integrated fridge freezer, integrated washing machine, and integrated dishwasher
- Upper hallway with loft access
- Main bedroom with twin windows to the front, double mirrored wardrobes, and recess with open shelved storage
- Bedroom two with rear facing window
- Bedroom three with window to the rear
- Family bathroom with modern three-piece white suite, shower over the bath and shower screen
- Gas central heating and double glazing
- Allocated parking and ample additional visitor parking
- Private front, side, and landscaped rear gardens







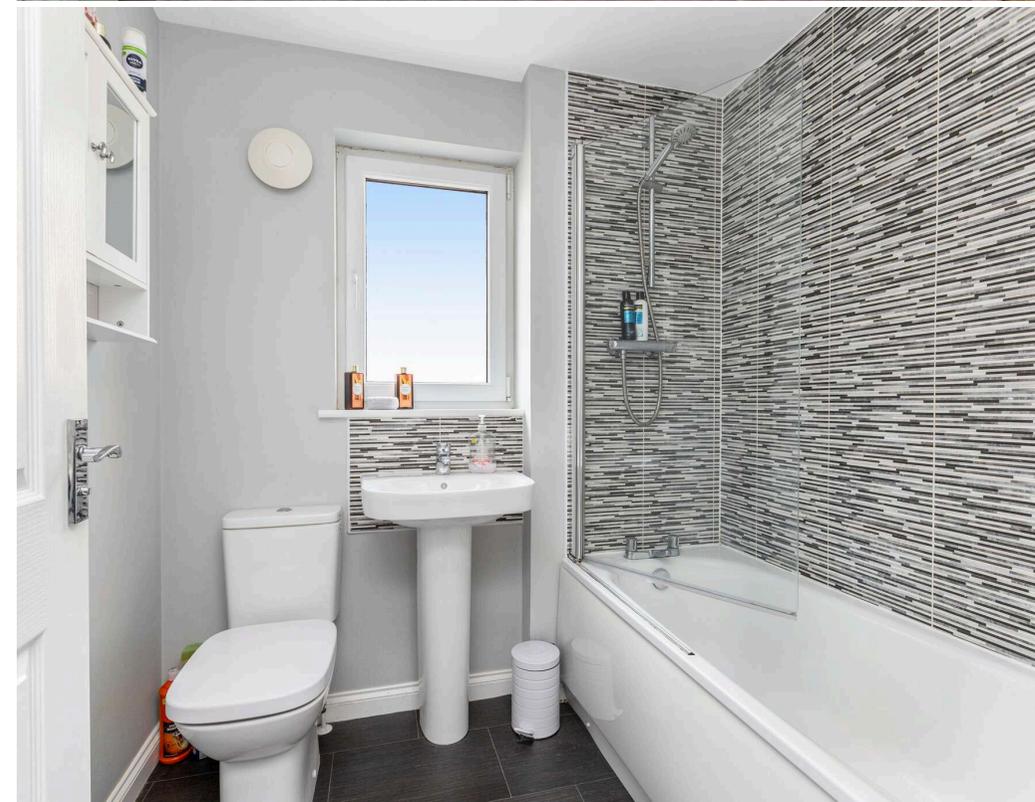
Gorebridge

Gorebridge is a charming village situated in Midlothian, offering a blend of rural tranquillity and convenient access to Edinburgh and the surrounding areas. The location is ideal for families and professionals alike, with local amenities including shops, schools, and leisure facilities. Regular transport links, including rail services from Gorebridge station, ensure a swift commute to the city centre, whilst the scenic countryside provides opportunities for walking, cycling, and outdoor pursuits. Residents enjoy a welcoming community atmosphere and easy access to the picturesque landscapes of the Pentland Hills.

Agent's Note: This property is factored by Ross & Liddell with an approximate annual fee of £200. Further information on the factors can be found via the factors website address. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be included by negotiation.





Get in touch

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Property Hub:

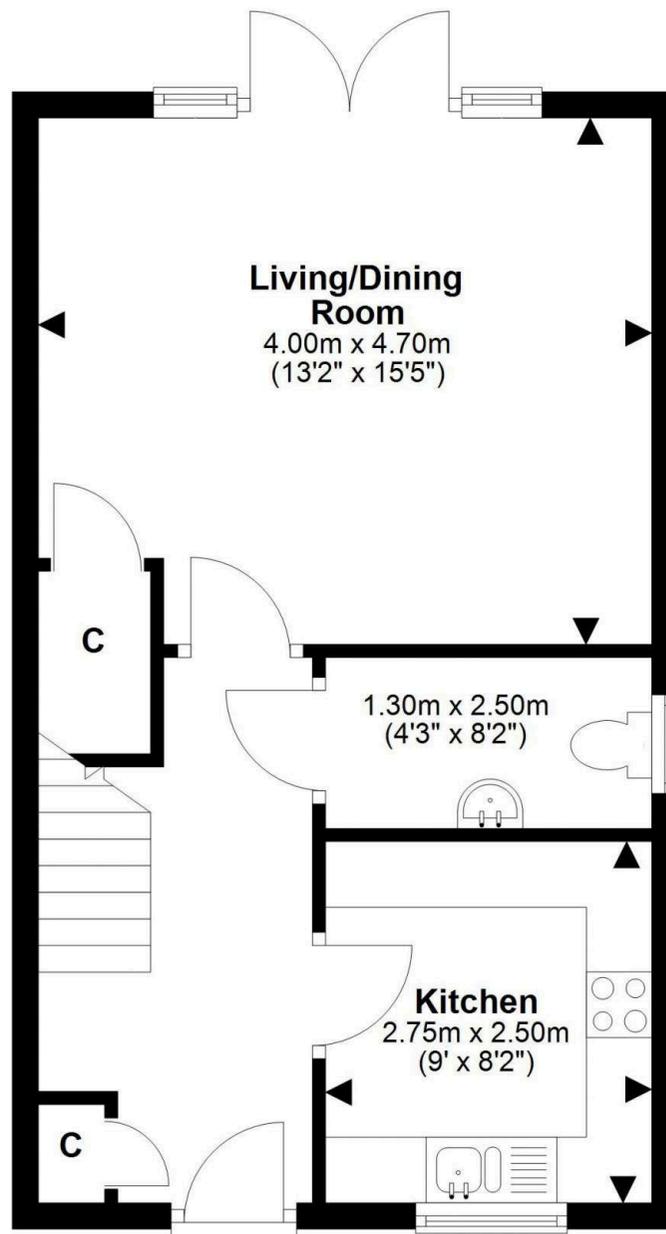
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

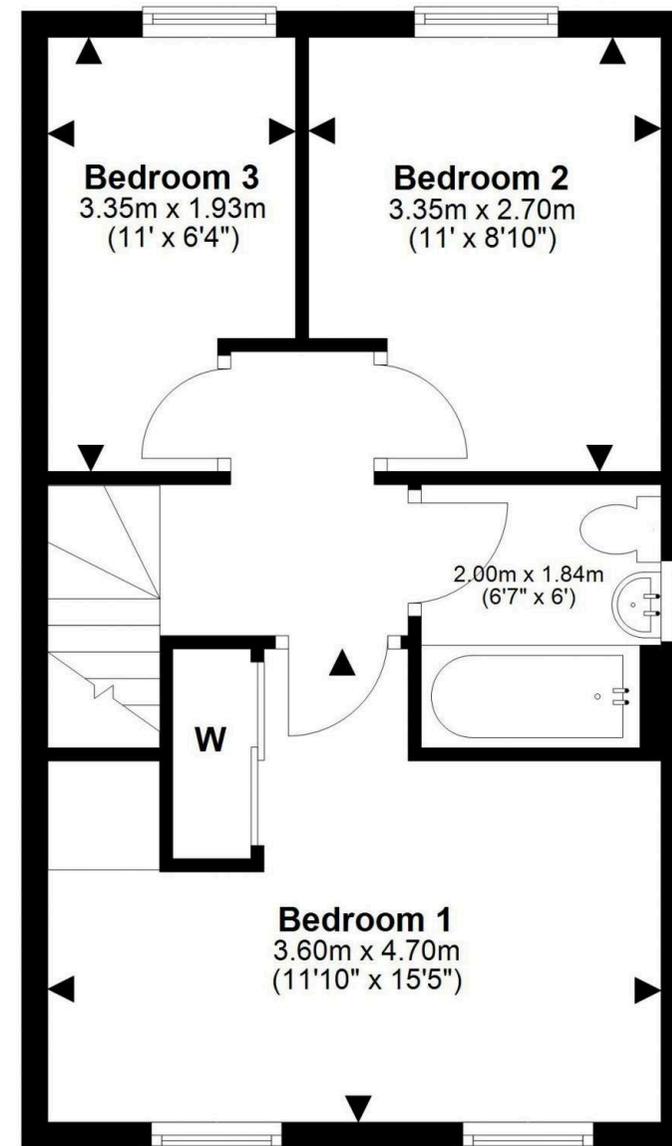
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.